

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for

CLASS B OFFICE BUILDING

(Lot 1 of "Jacob W. Wolf's Subdivision")

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser:

Wanda Kay Welsh  
(Type or Print Name)

Signature

19701 Gunpowder Road

Address

Millers, Maryland 21107

City and State

## Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

## Legal Owner(s):

Frank E. Charlton, Jr.

(Type or Print Name)

Signature

Joan Charlton

(Type or Print Name)

Signature

108 Westminster Road

Address

Reisterstown, Maryland 21136

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Wanda Kay Welsh

Name

19701 Gunpowder Road

Address

Millers, Maryland 21107

City and State

Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of March, 1986, at 9:45 o'clock

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## CERTIFICATE OF PUBLICATION

TOWSON, MD. February 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 12, 1986.

TOWSON TIMES,

34.00

86-327-X



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

23 September 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh  
19701 Gunpowder Rd  
Millers, Maryland 21107

Re: Lots 1 and 2  
Jacob W. Wolf's subdivision  
Case #: 86-327 and 86-328X

Dear Ms. Welsh,

I have never received a Petition for Special Variance, pursuant to §4A02.4F1, in the above captioned matters. Inasmuch as the hearings were held on 3 March 1986, I would like to dispose of these matters. If I deny the requested special exceptions, you will be unable to file again for a period of 18 Months from the date of my order. If you should dismiss the Petitions and request to do so without prejudice, I will grant same and this will serve as no barrier to filing at any time. If I do not hear from you within ten days from the date of this letter, I will deny the special exceptions and issue appropriate orders.

Sincerely,

Arnold Jablon

AJ/aj

conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR).

The only issue that evolved which would prevent the special exceptions from being granted was the adoption of the Basic Services Maps by the Baltimore County Council in January, 1986, which rated the intersection of Reisterstown Road and Route 140 at an "F" level of service. Pursuant to Section 4A00, et seq., BCZR, no building permit can be issued under this circumstance, unless certain exceptions were applicable or unless a special variance, pursuant to Section 4A02.4.F.1, BCZR, was granted by the Zoning Commissioner.

The Petitioners could not satisfy the former and chose not to attempt the latter. Instead, the Petitioners chose to await the adoption of the 1987 Basic Services Maps with the hope that the rating of the applicable intersection would improve. It did. The latest maps upgraded the rating and removed the intersection from within the strictures of the Growth Management section of the BCZR.

The Petitioners seek relief from Section 263.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the uses requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed uses would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exceptions should be granted with certain restrictions, as more fully described below.

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ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By: [Signature]

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed uses met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed uses would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed uses at the particular locations described by Petitioners' Exhibits 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed uses will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the properties' zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exceptions should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of January, 1987, that the Petitions for Special Exception for two Class B office buildings to be constructed on two lots of record be and are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for

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ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By: [Signature]

whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The special exception granted herein shall be utilized, pursuant to Section 502.3, BCZR, within five years from the date of this Order.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Frank E. Charlton, Jr.

Ms. Wanda Kay Welsh

People's Counsel

ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By: [Signature]

- 1 -

A. L. Puyden  
1811 Kanesboro Pike  
Baltimore, Maryland 21208

(301) 239-7744

Description to accompany Zoning Petition

(301) 433-3791

Being known and designated as Lot 1 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 204.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 1.

- 1.) N 49° 42' 00" W 71.8 feet, thence
- 2.) N 47° 33' 00" E 273.1 feet, thence
- 3.) S 41° 02' 00" E 72.0 feet, thence
- 4.) S 47° 42' 00" W 241.0 feet, thence to the place of beginning

Containing 0.5 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 1605 folio 082 etc.



Albert Lloyd Snyder

MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.S.M. • C.C.A.S.E.



Miranda Welch



19701 Gunpowder Road  
Millers, Maryland 21107

February 21, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County  
Office of Planning and Zoning  
Towson, Maryland 21204

RE: Lots 1 and 2  
Jacob W. Wolf's Subdivision  
Case Numbers: 86-327X and 86-328X

Dear Mr. Jablon:

REQUEST FOR VARIANCE OF "F" LEVEL TRAFFIC CLASSIFICATION

Your approval of a variance of the "F" level traffic classification for the above referenced site would be appreciated.

Two nearby traffic interchange changes are scheduled for completion in 1986 per the State Highway Administration.

Spring 1986 - highway connecting Rt. 30 (at Butler Road) to Rt. 140

October 1986 - Northwest Expressway interchange at Rt. 140

The completion of the Spring 1986 portion is expected to improve the flow of traffic in the area by providing commuters an alternate to the intersection at Rt. 140 and Reisterstown Road. This should substantially redirect much of the Hunt Valley/Westminster and Westminster/Hampstead traffic now travelling past the subject property.

The completion of the northern portion of the Northwest Expressway (October 1986) is anticipated to so favorably impact the traffic flow as to facilitate the removal of the "F" level traffic classification altogether.

In view of these soon-to-be-open highway improvements, our project should not adversely impact the traffic flow in the area.

Thank you for your consideration.

Sincerely,

*Wanda K. Welsh*  
Wanda K. Welsh

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 3, 1986

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: Jacob W. Wolf's Subdivision,  
Lot #1 and 2  
PROJECT NUMBER: 85294

LOCATION: Westminster Pike

DISTRICT: 4C3

The Plan for the subject site, dated January 10, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County. This Developer must meet the State of Maryland's requirements for road widening and paving.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 3  
February 3, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-83), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 5  
February 3, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

\*\*\*\*\*

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
Sta. Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Mr. & Mrs. Frank E. Charlton, Jr.  
108 Westminster Road  
Reisterstown, Maryland 21136

RE: Item No. 204 - Case No. 86-327-X  
Frank E. Charlton, Jr., et ux -  
Petitioners  
Special Exception Petition

Dear Mr. and Mrs. Charlton, Jr.:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the petition. The comments from the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. A. L. Snyder  
11911 Hanover Pike  
Hampster, Maryland 21074

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 2  
February 3, 1986

GENERAL COMMENTS: (Cont'd)

If it is determined that public improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County, for the required public improvements, prior to the recording of a record plat.

A property resubdivision will require full payment of pre-existing construction loan charges before recordation.

It is possible that offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contracts for acquisition of rights-of-way.

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The sidewalks shall be 3 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer's engineer must show Baltimore County that he can discharge the storm drainage from this site without adverse effects on downstream property owners.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 4  
February 3, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Public easements are required around all storm water management facilities, as well as access easements to these facilities.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Building/Occupancy Permits shall be withheld until offsite right-of-way has been cleared and the contract for the utilities has been awarded.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water exists to serve this site (See Drawing 39-063, File 3). Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

Water connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This property is subject to Water System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 6  
February 3, 1986

This project may be approved, subject to compliance with all comments stated above.

*Edward A. McDonough, P.E.*  
EDWARD A. McDONOUGH, P.E., Chief  
Developers Engineering Division

EWMS:ss

cc: File





**Maryland Department of Transportation**  
State Highway Administration

William K. Hollmann  
Secretary  
Hal Kassoff  
Administrator

December 9, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Att: James Dyer

Re: Baltimore County  
Item #204  
Property Owner:  
Frank E. Charlton, Jr.  
Location: NE/4 Westminister  
Road (Rte 140) 136'  
W. of Wolf Avenue  
Existing Zoning: R.O. and  
D.R. 3.5  
Proposed Zoning: Spec.  
Exception for Class B  
Office Bldg.  
Acres: .45 (lot 1)  
District: 4th

Dear Mr. Dyer:

On review of the submittal of 11/18/85, and field inspection, the State Highway Administration finds the concept for in common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' R/W (40' 1/2 section) for Westminister Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' ± N/W of Wolf Avenue.

It is requested the site plan of 11/18/85 be revised prior to a hearing date being set.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es  
cc: J. Ogle  
A.L. Snyder  
enclosure

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



**Maryland Department of Transportation**  
State Highway Administration

William K. Hollmann  
Secretary  
Hal Kassoff  
Administrator

January 24, 1986

Mr. J. Markle-Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
CRG Meeting of 2/5/86  
"Wolf Subdivision"  
Lots # 1 and # 2,  
E/S Westminister Pike  
Route 140  
204' west of Wolf Ave.

Dear Mr. Markle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' 1/2 section) for Westminister Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es  
cc: J. Ogle  
enclosure

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

**BALTIMORE COUNTY DEPARTMENT OF HEALTH**

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 204, Zoning Advisory Committee Meeting of Dec. 3, 1985

Property Owner: Frank E. Charlton, Jr.

Location: NE/4 Westminister Rd., 204' W of Wolf Ave District 4th

Water Supply: Public Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 149-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charcoal/roast operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

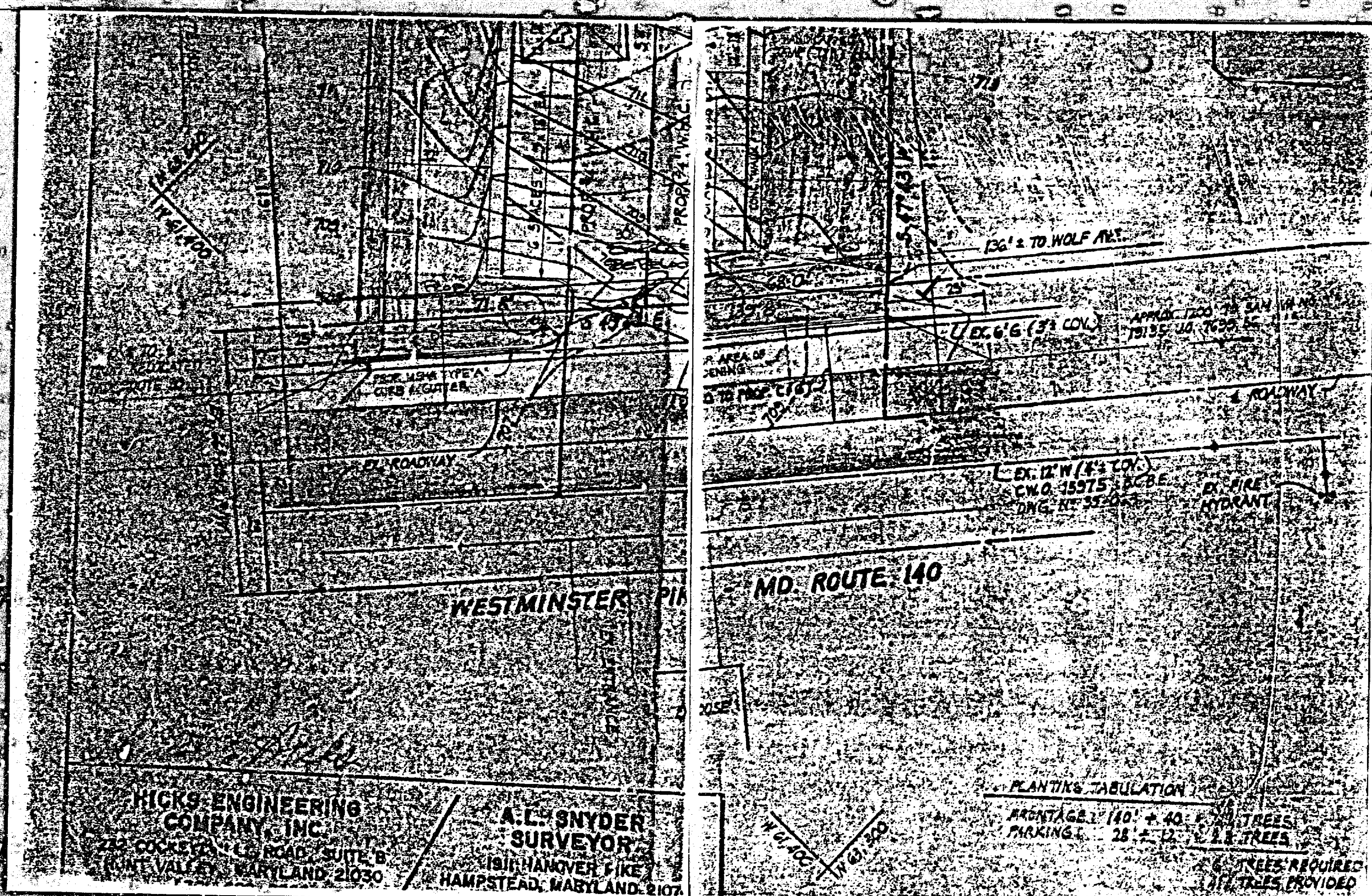
Zoning Item # 204, Zoning Advisory Committee Meeting of Dec. 3, 1985

Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 149-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 149-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Impact Report must be submitted.
- (X) Others: All existing wells and septic systems on both lots will have to be backfilled at time of razing permit

*John J. Lup*  
John J. Lup, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



**DEPARTMENT OF TRAFFIC ENGINEERING**  
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: February 4, 1986  
FROM : C. Richard Moore  
SUBJECT: C.R.G. Comments

PROJECT NAME: Jacob Wolf C.R.G. PLAN: X  
PROJECT NUMBER & DISTRICT: 4C3 DEVELOPMENT PLAN:  
LOCATION: Westminister RECORD PLAT:

- The location of the access is subject to the approval of the SHA.
- The proposed curb line needs to be 31 feet off of the centerline in accordance with the SHA standards for a 5 lane cross-section.
- The proposed entrance needs to be 35 feet wide.

*C. Richard Moore*  
C. Richard Moore, Deputy Director  
Department of Traffic Engineering

CMF/GU/bld



**BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING**  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld



6  
COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY, DEPARTMENT OF HEALTH

JACOB W. WOLF'S SUBDIVISION  
Subdivision Name, Section and/or Plat

WK. Wolf  
Developer and/or Engineer  
Hicks Eng. Co. Inc.

Public  
Watershed  
No. of Lots or Units  
2  
Total Acreage  
0.85  
Public  
Water  
Private  
Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers, public water, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has/have been reviewed and approved.

A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: in its attached plans dated 2/5/86.

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The existing dug well must be replaced by a licensed well drilled prior to building permit. A well abandonment permit must be completed and submitted to this office.

SS 783R

6  
Mr. Brooks Stafford  
Environmental Effects Report  
Page Two

1. The developer must follow the Health Department Wetland Guidelines.

2. (Other)

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

5. Filling will not occur in grassed or lined drainage ditches or swales.

6.

6  
BALTIMORE COUNTY, MARYLAND  
Planning  
INTER-OFFICE CORRESPONDENCE

TO: James A. Markle  
Date: January 31, 1986

FROM: Charles K. Weiss  
Jacob W. Wolf's Sub.  
SUBJECT: Maryland Route 140 off Reisterstown Road  
CRG 2/5/86

Baltimore County does not provide commercial refuse collection.

As submitted there is no location specified for a dumpster on this site. Therefore, it is impossible to comment on the feasibility of collection for this property.

CKW/KRA/rab

CPS-008

6  
Jacob W. Wolf's Subdivision  
IV-280  
CRG Comments  
February 4, 1986  
continued page 2

All existing trees and shrubs on the site should be shown on the plan. Those to be retained are to be noted. Every effort should be made to retain significant trees adjacent to the existing house and along the property lines. The planting tabulations shall be corrected to include all trees and/or shrubs required by the Baltimore County Landscape Manual, tree count shall be in whole numbers. The proposed planting shown schematically on the CRG plan shall conform to the planting table.

A Final Landscape Plan will be required in accordance with the Baltimore County Landscape Manual prior to the issuance of building permits.

A cross easement for ingress, egress, utilities and maintenance must be established for common use of the driveway and parking areas.

Gary Kerns  
Gary Kerns

6  
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director  
Environmental Support Services  
Date: January 4, 1986

FROM: J. P. Platt  
Waste and Water Quality Management  
SUBJECT: ENVIRONMENTAL EFFECTS REPORT  
Name: J. W. Wolf Property

CRG MEETING 2/5/86  
(Date) (Time)

PLAN REVIEW NOTES

1. Office building on P.R. road  
(Describe site)

2. Public water and private sewer is proposed.

3. No stream on site  
(Describe streams on-site)

4. No wetland on site  
(Describe wetland soils on-site)

5. Storm Water Management required.

6. proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

A. No development is allowed in (soil/name & symbol)

B. A revised site plan indicating no development in must be submitted.

6  
CRG MEETING OF FEBRUARY 5, 1986  
Jacob W. Wolf's Subdivision - Lots 1 & 2

1. A 10' x 10' peak SWM is required for both the portion of the site draining to the hills & the portion draining to Keyser's Run.

2. The proposed infiltration bed in the south corner of the site appears to be for a septic system of the adjacent dwelling (100' minimum setback). It may also apply to infiltration bed in the west corner. The septic system for the adjacent property should be shown on the plan.

3. The accompanying soils report indicates that infiltration is feasible in the front portion of the site.

4. Discharge from the SWM (sewer pump) facility in the rear of the site must be safely conveyed to a suitable outfall.

Thomas L. Wilson  
1/2/86

6  
BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: February 4, 1986

PROJECT NAME: JACOB W. WOLF'S SUBDIVISION  
PLAN  
COUNCIL & ELECTION DISTRICT IV-280  
PLAN EXTENSION  
REVISED PLAN  
PLAT

The proposed Jacob W. Wolf's subdivision is located within a deficient traffic zone as designated on the Basic Services maps adopted by the Baltimore County Council and dated December, 1984. This deficient traffic zone is controlled by the "F" level of service intersection at Reisterstown Road, Hanover Pike and Westminster Pike.

Bill 178-79 Section 4402.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. Since there is presently no capacity available, the Plat may be recorded but building permits would not be issued until capacity becomes available. A petition for a special variance from provisions of the Basic Services legislation may be filed as per Section 4402.4.F.1 of the Zoning Regulations.

The Office of Planning submits the following additional comments on the subject plan dated January 10, 1986:

The proposed office buildings are located in a R.O. Zone under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives; 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion siltation, and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "It is intended that buildings and uses in R.O. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.O. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood."

To assist in our review of this development, front, side, and rear building elevations must be provided as well as a cross section showing the relationship of adjacent residential buildings to the proposed development.

Westminster Pike - Maryland Route 140 - is to be improved in accordance with the requirements of the S.H.A.

The proposed setbacks to the buildings and parking areas shall be in accordance with the Baltimore County Landscape Manual. A minimum 8' wide planting area is required along all property lines which abut residential zone. A reorientation of the buildings to face each other would provide the necessary setbacks for landscaping.

Sidewalks around the proposed buildings which lead to the rear parking areas should be wide enough to ensure safe pedestrian movement.

6  
BALTIMORE COUNTY, MARYLAND  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

FEbruary 4, 1986  
(CRG)

Re: Zoning Advisory Meeting of DECEMBER 3, 1986  
Item # 204  
Property Owner: FRANK E. CHARLTON, JR.  
NEIS WESTMINSTER RD. 136' W. J.W.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment.

(X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.

( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

(X) A record plat will be required and must be recorded prior to issuance of a building permit.

( ) The access is not satisfactory.

(X) The circulation on this site is not satisfactory.

( ) The parking arrangement is not satisfactory.

(X) Parking calculations must be shown on the plan.

( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.

( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

( ) The amended Development Plan was approved by the Planning Board on .

(X) Landscaping: Just comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is .

( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is .

(X) A CRG MEETING HAS BEEN SCHEDULED FOR FEB. 5, 1986  
IV-280 JACOB W. WOLF'S SUBDIVISION

2- THIS SITE IS LOCATED IN A DEFICIENT SERVICE AREA CONTROLLED BY A "F" LEVEL INTERSECTION.

cc: James Howell  
Chief, Current Planning and Development



BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: February 5, 1986  
FROM: ZONING OFFICE

PROJECT NAME: JACOB W. WOLF'S SUBDIVISION LOTS 1 and 2 PLAN: 1/10/86  
LOCATION: NE/S Westminster Pike (Rt. 140) 136' NW of Wolf Avenue DEVELOPMENT PLAN:  
DISTRICT: 4th Election District PLAT:

1. Zoning hearings for two Class B Office Buildings (one on each lot) were filed for 11/22/85 in the Zoning Office under Items Nos. 204 and 205. A tentative hearing date has been set for 3/3/86 at 9:45 a.m. Official notification has not been mailed to the applicant at this writing.
2. The two properties must be divided into Lot No. 1 and Lot No. 2 for the proposed office buildings to qualify as Class B Office Buildings.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:bg



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

December 17, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Frank E. Charlton, Jr., et ux

Location: NE/S Westminster Road, 136' W of Wolf Avenue

Item No.: 204

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Planning Group  
Special Inspection Division

Noted and  
Approved:

Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

December 23, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 204 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank E. Charlton, Jr., et ux  
Location: NE/S Westminster Road, 136' W of Wolf Avenue  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (B) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (B) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 106.2 and Table 106.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 111.0 for opening protectives on permitted openings.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief  
Building Plans Review

4/22/86

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: January 17, 1986  
From: Dept. of Recreation and Parks

Project Name: Jacob W. Wolf's Sub. Lots 1 & 2 Preliminary Plan  
Project Number: 85294 Development Plan  
Location: Md. Rte. 140 w. of Reisterstown Rd. Final Plat  
Districts: 4, C-3 CRG Plan X  
Zoned DR 3.5, R.O.

COMMENTS: Office Buildings

1. Local Open Space is not required.

Frank Miner,  
Facilities Coordinator

FN:een



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JANUARY 22, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION  
BUREAU, PLANS REVIEW DIVISION  
CAPTAIN JOSEPH KELLY

PROJECT NAME: JACOB W. WOLF'S SUB. LOTS 1 & 2

PROJECT NUMBER: CRG AGENDA 2/5/86, 9:00 AM

LOCATION: MD. RT. 140 OFF REISTERSTOWN ROAD

DISTRICT # 4

COMMENTS:

File: CRG COMMENTS  
Page 1  
Report: CRG COMMENTS

CRG 01  
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

Case No. 64-227-1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

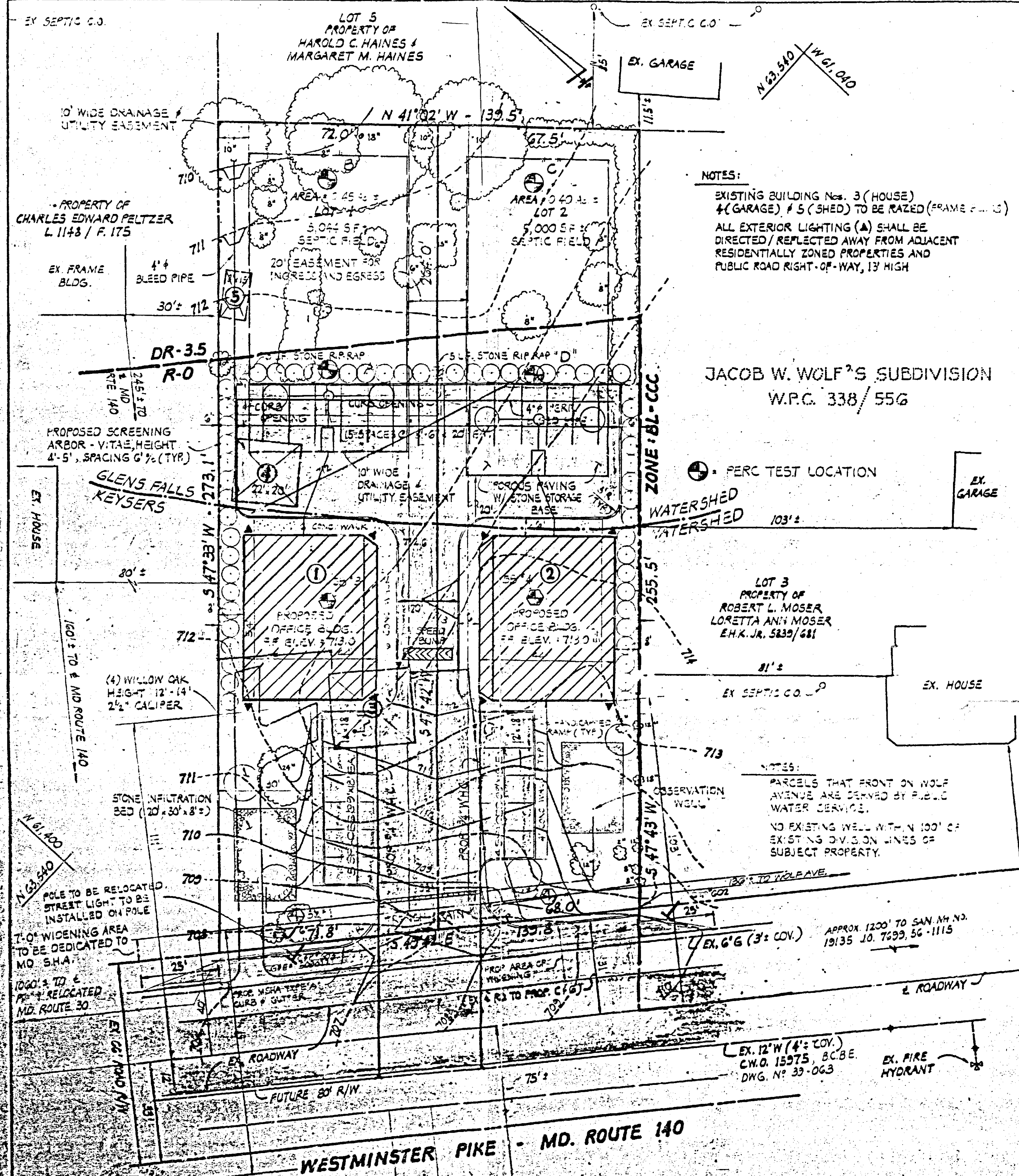
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
27th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Frank E. Charlton, Jr., et ux Received by: *James E. Ayer*  
Petitioner's Attorney: \_\_\_\_\_ Chairman, Zoning Plans  
Advisory Committee





NOTES:  
 EXISTING BUILDING Nos. 3 (HOUSE)  
 4 (GARAGE) & 5 (SHED) TO BE RAZED (FRAME F-10)  
 ALL EXTERIOR LIGHTING (A) SHALL BE  
 DIRECTED/REFLECTED AWAY FROM ADJACENT  
 RESIDENTIALLY ZONED PROPERTIES AND  
 PUBLIC ROAD RIGHT-OF-WAY, 13' HIGH

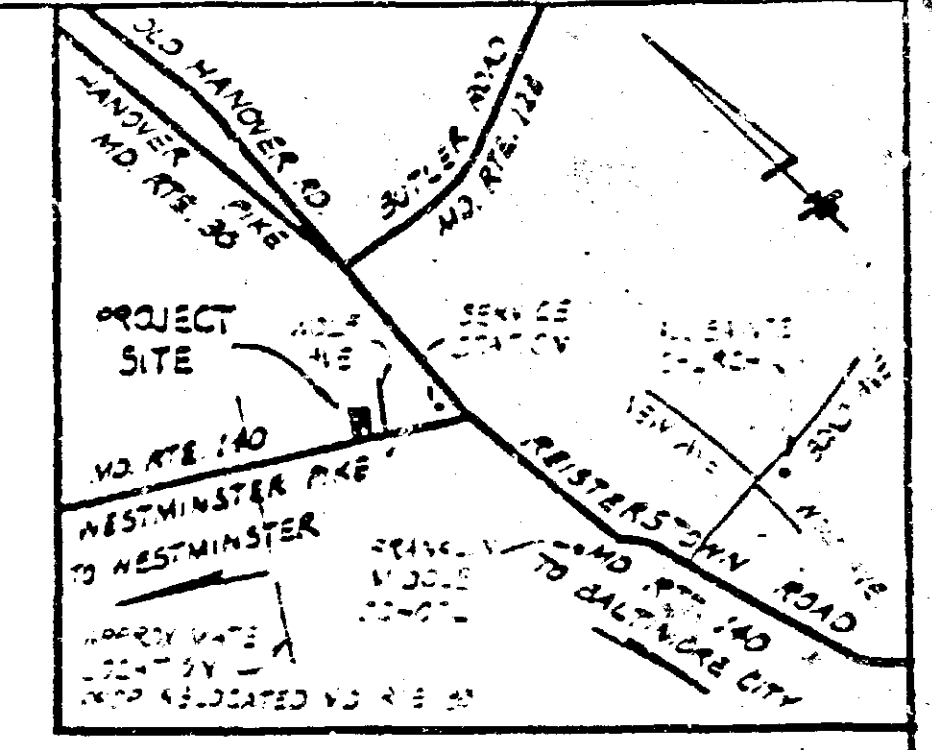
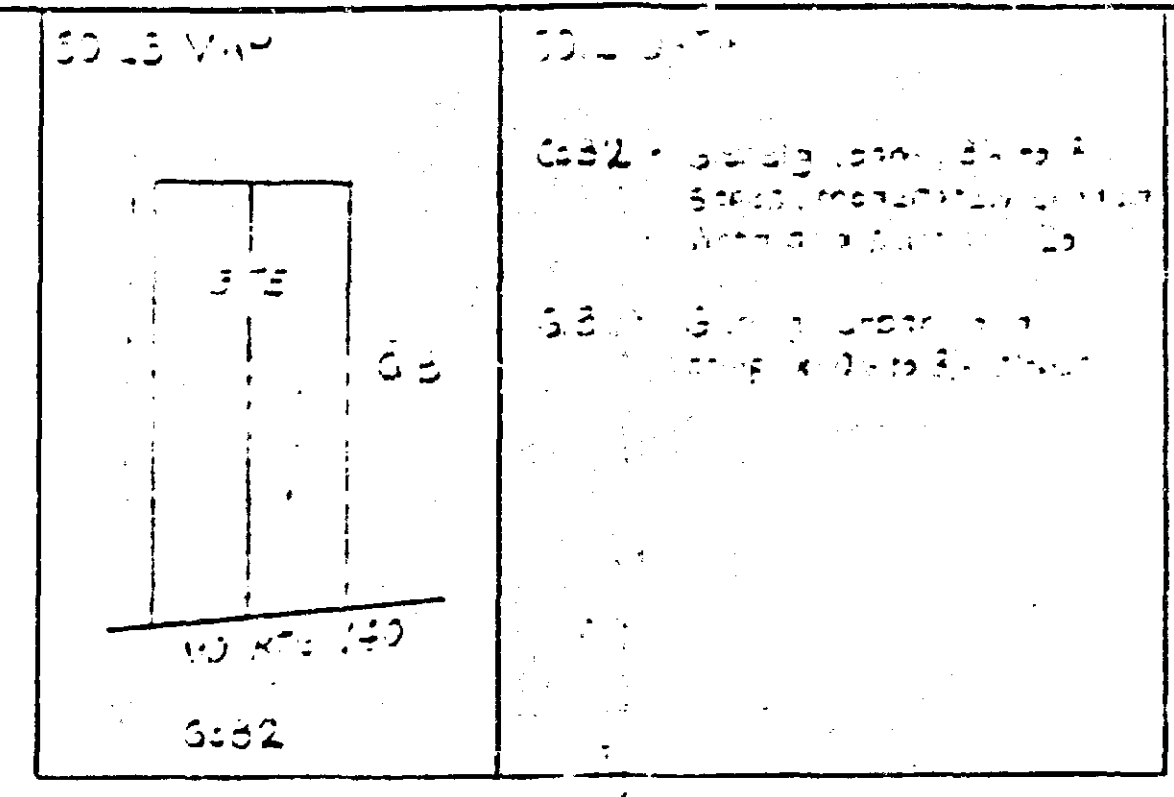
JACOB W. WOLF'S SUBDIVISION  
 W.P.C. 338/556

PERC TEST LOCATION

NOTES:  
 PARCELS THAT FRONT ON WOLF  
 AVENUE ARE SERVED BY PUBLIC  
 WATER SERVICE.  
 NO EXISTING WELL WITHIN 100' OF  
 EXISTING DIVISION LINES OF  
 SUBJECT PROPERTY.

# PARKING DATA

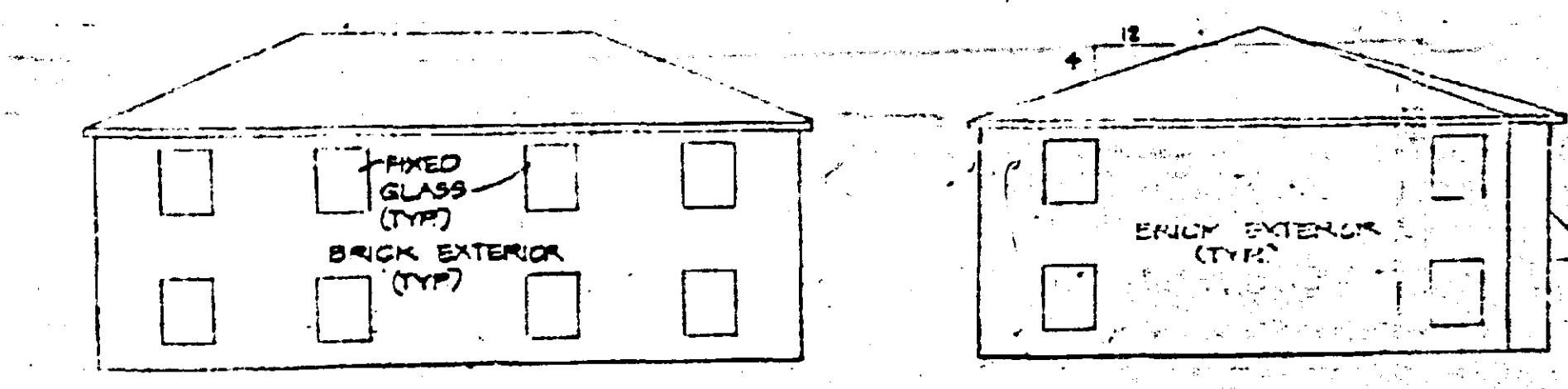
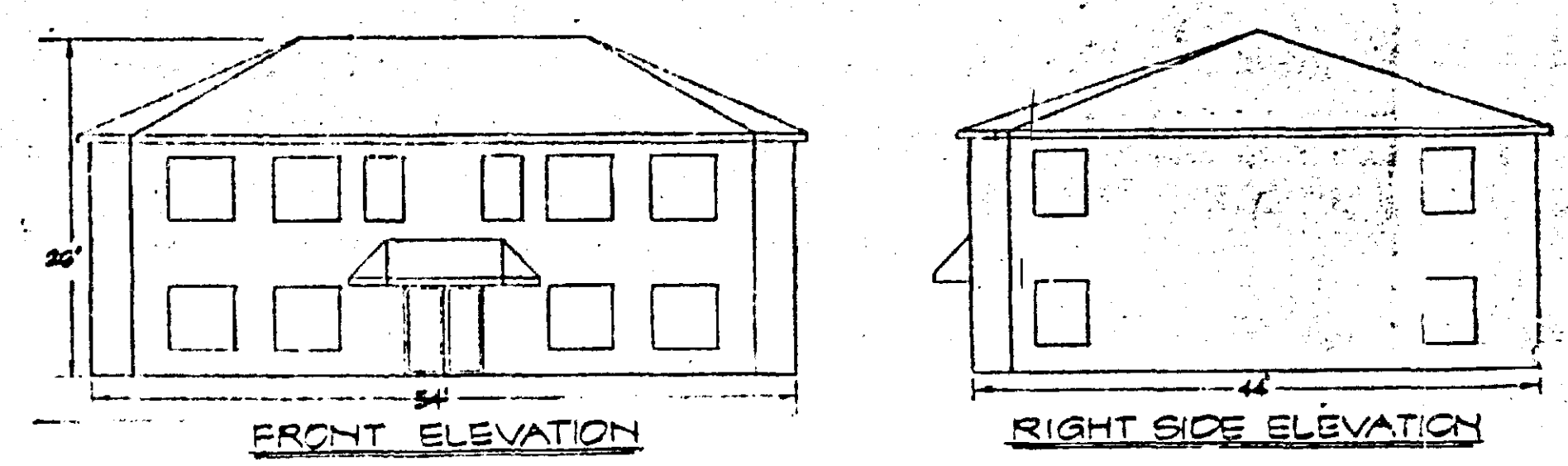
LOT 1	1 <sup>ST</sup> FLOOR - 54' x 44' - 2376 S.F. + 300' = 2676	SPACES
	2 <sup>ND</sup> FLOOR - 54' x 44' - 2376 S.F. + 500' = 3176	SPACES
	TOTAL PARKING	SPACES
	(INCL. HANDICAPPED)	SPACES
LOT 2	1 <sup>ST</sup> FLOOR - 54' x 44' - 2376 S.F. + 300' = 2676	SPACES
	2 <sup>ND</sup> FLOOR - 54' x 44' - 2376 S.F. + 500' = 3176	SPACES
	TOTAL REQUIRED	SPACES
	TOTAL PROVIDED	SPACES
	(INCL. HANDICAPPED)	SPACES
	TOTAL SPACES REQUIRED - 12	
	TOTAL SPACES PROVIDED - 12	



VICINITY MAP  
 SCALE: 1" = 2000'

## GENERAL NOTES

1. AVERAGE DAILY TRAFFIC - 3512 TOTAL
2. EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED
3. PRESENT USE - RESIDENTIAL
4. PROPOSED USE - GENERAL OFFICE - 9:00 A.M. TO 5 P.M.
5. ELECTION DISTRICT - 4
6. SUBDIVISION - 1
7. WATERSHED - 1
8. TOPOGRAPHY - EXISTING GRADES BASED ON FIELD RUN SURVEY BY A.L. SNYDER, SURVEYOR
9. EXISTING GRADES -
10. PROPOSED GRADES -
11. UTILITIES - WATER GAS & SEWER AVAILABLE AS SHOWN
12. EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED
13. PRESENT USE - RESIDENTIAL
14. PROPOSED USE - GENERAL OFFICE - 9:00 A.M. TO 5 P.M.
15. NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED OR THREATENED SPECIES, HAZARDOUS OR HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED
16. TRANSIT FACILITIES - NONE
17. LANDSCAPING SHALL NOT IMPAIR SITE DISTANCE AT ENTRANCE
18. SITE GRADING SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS PLATE R-111 DATED WITH BIRMINGHAM COUNTY (BIRMINGHAM PLATE R-22)
19. LANDS TO LOCATE EXISTING SEPTIC AREA
20. SEPTIC SURFACE AREA SHALL NOT EXCEED 600' x 100' AND NOT BE EXCEEDED IN ANY ONE PROJECT MORE THAN 10' FROM THE BUILDING
21. NUMBER OF EMPLOYEES - INDETERMINATE
22. LOT 1 - GROSS AREA - 0.45 AC. ± NET AREA - 0.45 AC. ±
23. LOT 2 - GROSS AREA - 0.43 AC. ± NET AREA - 0.43 AC. ±
24. WATERSHED FLOODING
25. LOT 1 - 4,752 S.F. ± 0.03 AC. ± 427.56 GALLONS
26. LOT 2 - 4,752 S.F. ± 0.03 AC. ± 427.56 GALLONS
27. TOTAL - 855.12 GALLONS
28. EXISTING ON-SITE WELLS SHALL BE BACKFILLED WITH CLEAN GRANULAR MATERIAL PRIOR TO MAKING APPLICATION FOR A CONSTRUCTION PERMIT



FRONT ELEVATION  
 RIGHT SIDE ELEVATION  
 REAR ELEVATION  
 LEFT SIDE ELEVATION

## BUILDING ELEVATIONS

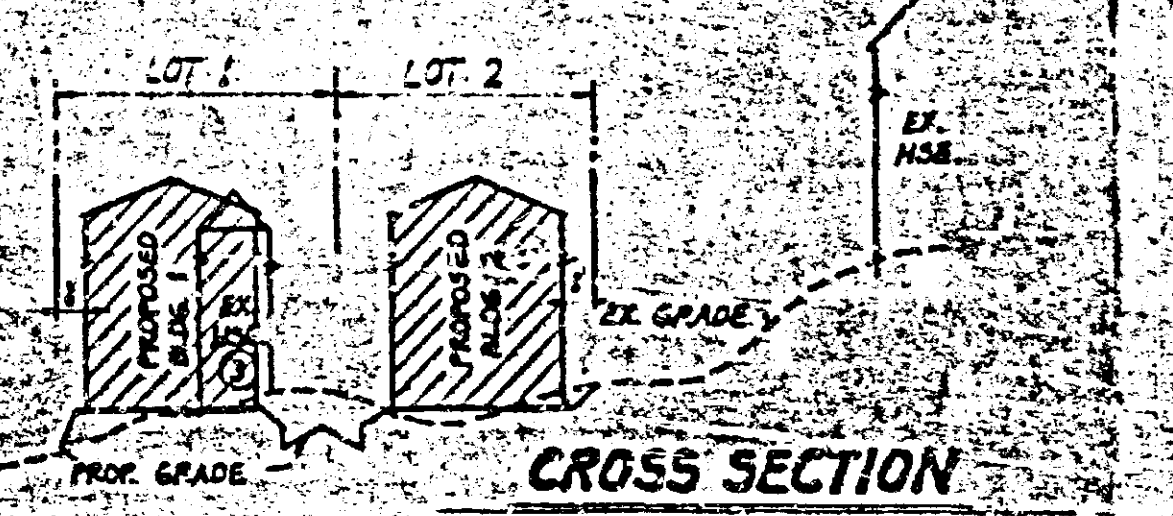
NOT TO SCALE

## SITE ANALYSIS

A. TOTAL AREA	LOT 1 - 19,440 S.F. ± OR 0.446 AC. ±	
	LOT 2 - 17,420 S.F. ± OR 0.3925 AC. ±	
B. PRESENT ZONING	LOT 1 - DR-3.5 5,148 S.F. ±	
	R-O 14,292 S.F. ±	
	LOT 2 - DR-3.5 4,354 S.F. ±	
	R-O 13,066 S.F. ±	
C. AMENITY OPEN SPACE (A.O.S.)	GROSS AREA - LOT 1 - 16,556 S.F. ± OR 0.3813 AC. ±	
	LOT 2 - 15,542 S.F. ± OR 0.3508 AC. ±	
	LOT 1 - 1. REDD A.O.S. (25% OF GROSS) - 4,140 S.F. ±	
	2. PROVIDED - (25% OF GROSS) - 4,418 S.F. ±	
	LOT 2 - 1. REDD A.O.S. (25% OF GROSS) - 3,886 S.F. ±	
	2. PROVIDED - (25% OF GROSS) - 4,400 S.F. ±	
D. FLOOR AREA RATIO - 0.5 MAX. ALLOWED	LOT 1 - BLDG. 4,752 S.F. ± - R-O AREA 14,292 S.F. ± - 0.33	
	LOT 2 - BLDG. 4,752 S.F. ± - R-O AREA 13,066 S.F. ± - 0.36	

OWNER:  
 FRANK E. CHARLTON, JR. AND  
 JOAN CHARLTON  
 612 E. 2005 FORT 032

APPLICANT:  
 WANDA KAY WELSH  
 15701 GUNPOWDER RD.  
 MILLERS, MD. 21107  
 (301) 239-3854



CROSS SECTION

## PLANTING TABULATION

REQUIRED:	
FRONTAGE	140' ± 40' - 4 TREES
PARKING	25' ± 12' - 3 TREES
TOTAL REQUIRED	7 TREES
PROVIDED:	
FRONTAGE	WILLOW OAK - 4
SCREENING ARBOR VITAE	50
APPROX. NUMBER OF	
EX. TREES TO REMAIN	35
TOTAL PROVIDED	35 TREES (APPROX.)

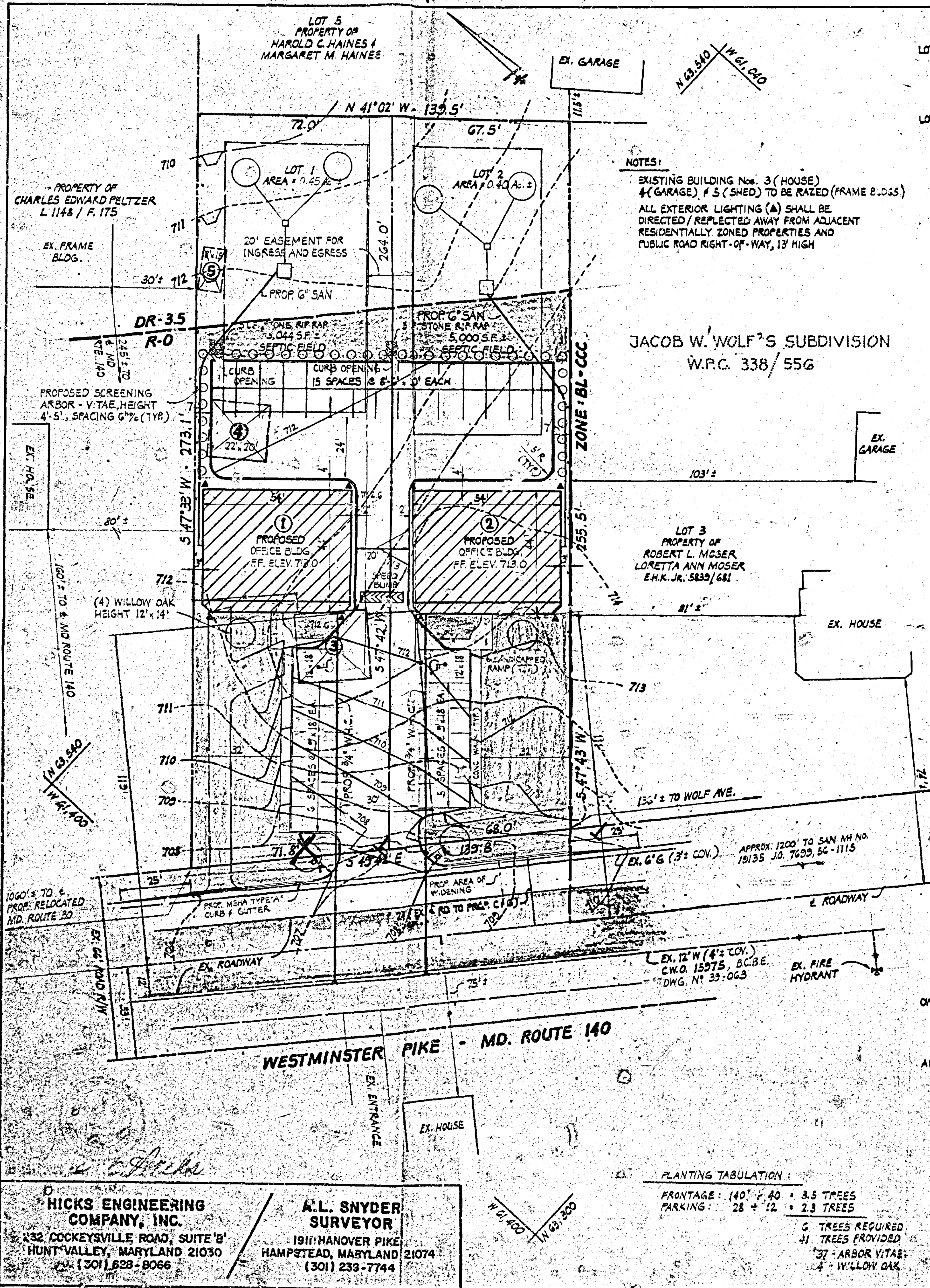
WHICKS ENGINEERING  
 COMPANY, INC.  
 232 COCKEYVILLE ROAD, SUITE B  
 HUNT VALLEY, MARYLAND 21030  
 (301) 628-8066

A.L. SNYDER  
 SURVEYOR  
 1911 HANOVER PIKE  
 HAMPSTEAD, MARYLAND 21074  
 (301) 239-7744

REVISED SITE PLAN FOR ZONING PETITION  
 FOR SPECIAL EXCEPTION  
 CLASS B OFFICE BUILDING

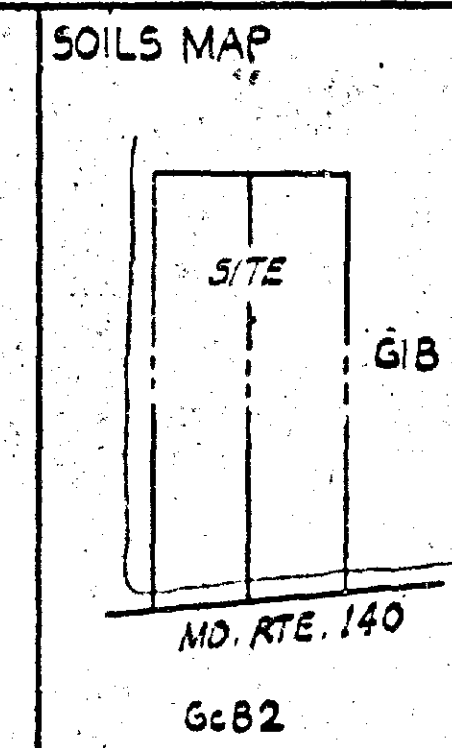
PUBLIC SERVICES CRG NO 85294, PLANNING NO  
 "LOTS 1 & 2 OF  
 JACOB W. WOLF'S SUBDIVISION"  
 4<sup>TH</sup> ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1" = 20' DATE: JAN. 31, 1986





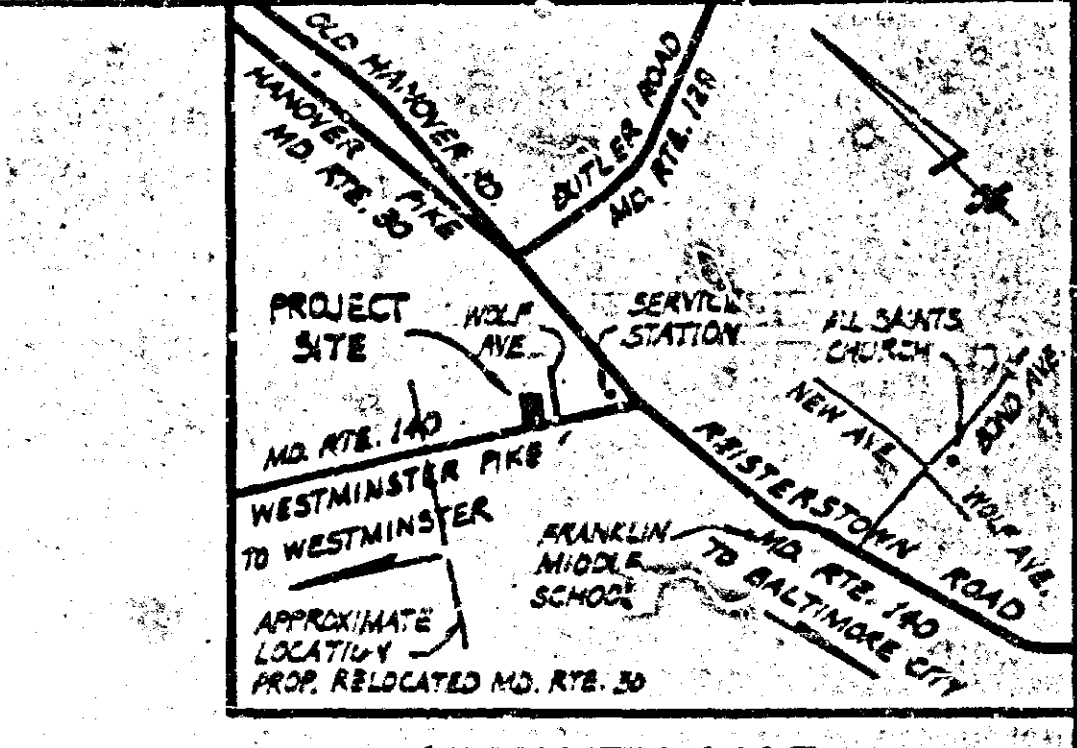
**PARKING DATA**

LOT	FLOOR	AREA	S.F.	SPACES	SPACES
LOT 1	1 <sup>ST</sup> FLOOR	54' x 44'	2376 S.F.	300	7.9
	2 <sup>ND</sup> FLOOR	54' x 44'	2376 S.F.	500	4.8
	TOTAL REQUIRED (INCL. 1 HANDICAPPED)				12.7
LOT 2	1 <sup>ST</sup> FLOOR	54' x 44'	2376 S.F.	300	7.9
	2 <sup>ND</sup> FLOOR	54' x 44'	2376 S.F.	500	4.8
	TOTAL REQUIRED (INCL. 1 HANDICAPPED)				12.7
TOTAL SPACES REQUIRED					26
TOTAL SPACES PROVIDED					26 ± 2 HANDICAPPED

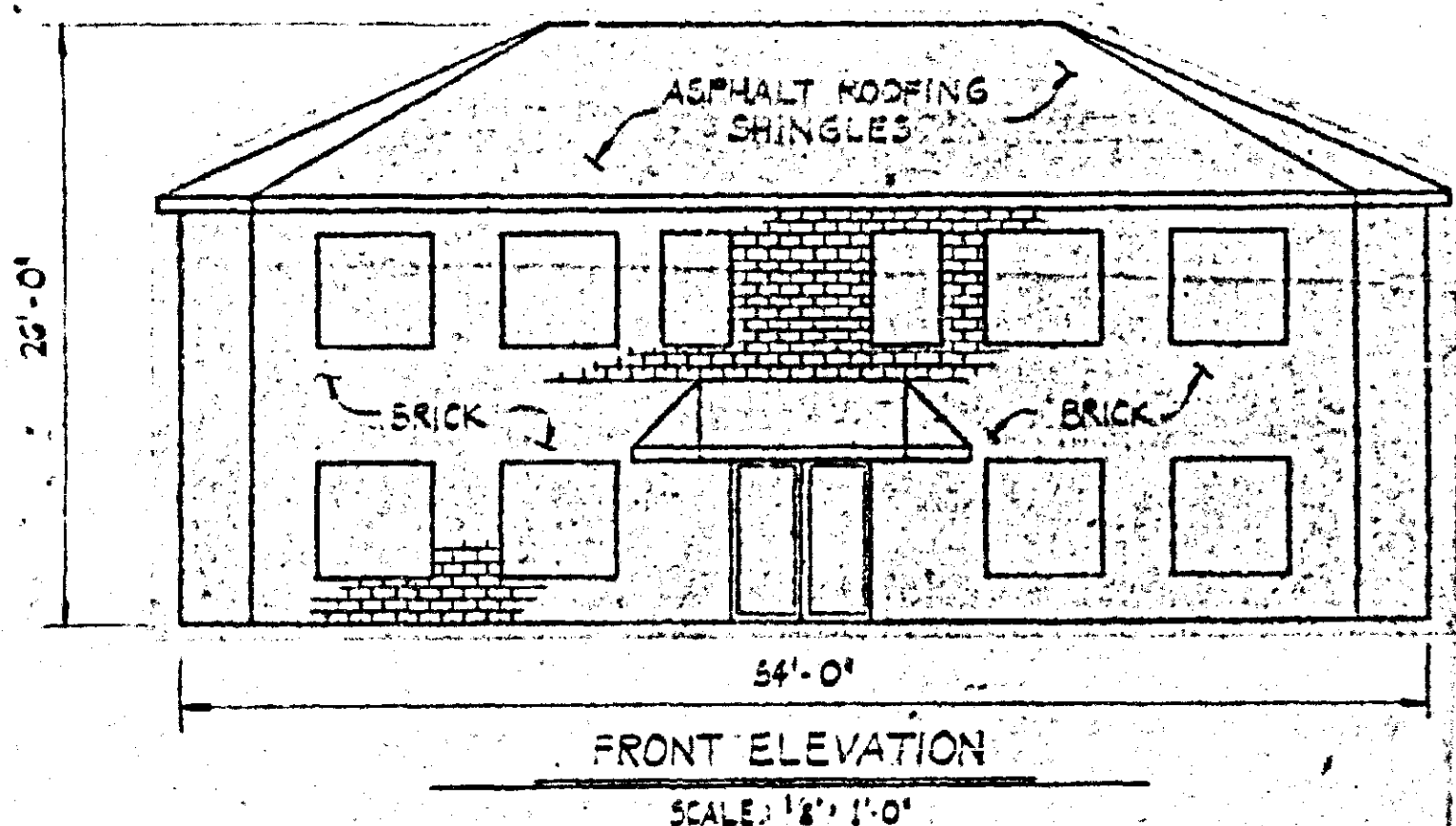


**SOIL DATA**

SOIL TYPE	DESCRIPTION
GcB2	Glenelg loam, 3% to 8% slopes, moderately eroded Woodland subclass 2a
GIB	Glenelg Urban land complex, 0% to 8% slopes



- GENERAL NOTES**
- AVERAGE DAILY TRIPS: 351.2 TOTAL
  - STREET LIGHTING SHOWN THUSLY: ▲
  - CENSUS TRACT: 4044.01
  - COUNCILMANIC DISTRICT: 3
  - ELECTION DISTRICT: 4
  - SUBSEVERSHED: N/A
  - WATERSHED: LIBERTY
  - TOPOGRAPHY: EXISTING GRADES BASED ON FIELD RUN SURVEY BY A.L. SNYDER, SURVEYOR
  - EXISTING GRADES: -----
  - PROPOSED GRADES: -----
  - UTILITIES: WATER, GAS & ELECTRIC AVAILABLE AS SHOWN.
  - EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED.
  - PRESENT USE: RESIDENTIAL
  - PROPOSED USE: GENERAL OFFICE, HOURS 8 A.M. TO 5 P.M.
  - NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED OR THREATENED SPECIES HABITAT OR HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED.
  - TRANSIT FACILITIES: NONE
  - LANDSCAPING SHALL NOT IMPAIR SITE DISTANCE AT ENTRANCE.
  - SITE GRADING PRELIMINARY ONLY
  - PROPOSED PAVING SHALL BE 11" DEPTH (BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS PLATE R-1) DRAINED WITH BITUMINOUS CURB (BALTO. CO. PLATE R-20)
  - UNABLE TO LOCATE EXISTING SEPTIC AREA
  - SEALS: SURFACE AREA WILL NOT EXCEED 50 FT. x 50 FT. x 11" WILL NOT BE ILLUMINATED; WILL NOT PROJECT MORE THAN 6" INCHES FROM THE BUILDING.
  - NUMBER OF EMPLOYEES: INDETERMINATE.
  - LOT 1: GROSS AREA: 0.45 AC. ±, NET AREA: 0.45 AC. ±
  - LOT 2: GROSS AREA: 0.40 AC. ±, NET AREA: 0.40 AC. ±



**SITE ANALYSIS**

A. TOTAL AREA:	LOT 1: 19,440 S.F. ± OR 0.4462 AC. ±
	LOT 2: 17,420 S.F. ± OR 0.3999 AC. ±
B. PRESENT ZONING:	
	LOT 1: DR-3.5 5,148 S.F. ±
	R-O 14,292 S.F. ±
	LOT 2: DR-3.5 4,354 S.F. ±
	R-O 13,066 S.F. ±
C. AMENITY OPEN SPACE (A.O.S.):	
	GROSS AREA: LOT 1: 16,506 S.F. ± OR 0.3810 AC. ±
	LOT 2: 15,542 S.F. ± OR 0.3563 AC. ±
	LOT 1: 1. REQ'D A.O.S. (25% OF GROSS) = 4,143 S.F. ±
	2. PROVIDED (17% OF GROSS) = 4,453 S.F. ±
	LOT 2: 1. REQ'D A.O.S. (25% OF GROSS) = 3,886 S.F. ±
	2. PROVIDED (31% OF GROSS) = 4,851 S.F. ±
D. FLOOR AREA RATIO: 0.5 MAX. ALLOWED	
	LOT 1: BLDG. 4,752 S.F. ± + R-O AREA 14,292 S.F. ± = 0.33
	LOT 2: BLDG. 4,752 S.F. ± + R-O AREA 13,066 S.F. ± = 0.36

**OWNER:**  
FRANK E. CHARLTON, JR. AND  
JOAN CHARLTON  
Q.T.G. 4625, FOLIO 082

**APPLICANT:**  
WANDA KAY WELSH  
19701 GUNPOWDER RD.  
MILLERS, MD 21107  
(301) 239-3854

**"SITE PLAN FOR ZONING PETITION FOR SPECIAL EXCEPTION: CLASS B OFFICE BUILDING"**

**"LOTS 1 & 2 OF JACOB W. WOLF'S SUBDIVISION"**

11<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' DATE: NOV. 18, 1982



# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for

CLASS B OFFICE BUILDING

(Lot 1 of "Jacob W. Wolf's Subdivision")

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser:

Wanda Kay Welsh  
(Type or Print Name)

Signature

19701 Gunpowder Road

Address

Millers, Maryland 21107

City and State

## Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

## Legal Owner(s):

Frank E. Charlton, Jr.

(Type or Print Name)

Signature

Joan Charlton

(Type or Print Name)

Signature

108 Westminster Road

Address

Reisterstown, Maryland 21136

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Wanda Kay Welsh

Name

19701 Gunpowder Road

Address

Millers, Maryland 21107

City and State

Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of March, 1986, at 9:45 o'clock

at 9:45 o'clock

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## CERTIFICATE OF PUBLICATION

TOWSON, MD. February 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 12, 1986.

TOWSON TIMES,

34.00

86-327-X



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

23 September 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh  
19701 Gunpowder Rd  
Millers, Maryland 21107

Re: Lots 1 and 2  
Jacob W. Wolf's subdivision  
Case #: 86-327 and 86-328X

Dear Ms. Welsh,

I have never received a Petition for Special Variance, pursuant to §4A02.4F1, in the above captioned matters. Inasmuch as the hearings were held on 3 March 1986, I would like to dispose of these matters. If I deny the requested special exceptions, you will be unable to file again for a period of 18 Months from the date of my order. If you should dismiss the Petitions and request to do so without prejudice, I will grant same and this will serve as no barrier to filing at any time. If I do not hear from you within ten days from the date of this letter, I will deny the special exceptions and issue appropriate orders.

Sincerely,

Arnold Jablon

AJ/aj

conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR).

The only issue that evolved which would prevent the special exceptions from being granted was the adoption of the Basic Services Maps by the Baltimore County Council in January, 1986, which rated the intersection of Reisterstown Road and Route 140 at an "F" level of service. Pursuant to Section 4A00, et seq., BCZR, no building permit can be issued under this circumstance, unless certain exceptions were applicable or unless a special variance, pursuant to Section 4A02.4.F.1, BCZR, was granted by the Zoning Commissioner.

The Petitioners could not satisfy the former and chose not to attempt the latter. Instead, the Petitioners chose to await the adoption of the 1987 Basic Services Maps with the hope that the rating of the applicable intersection would improve. It did. The latest maps upgraded the rating and removed the intersection from within the strictures of the Growth Management section of the BCZR.

The Petitioners seek relief from Section 263.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the uses requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed uses would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exceptions should be granted with certain restrictions, as more fully described below.

- 2 -

ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By John T. Schaefer

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed uses met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed uses would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed uses at the particular locations described by Petitioners' Exhibits 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed uses will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the properties' zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exceptions should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of January, 1987, that the Petitions for Special Exception for two Class B office buildings to be constructed on two lots of record be and are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for

- 3 -

ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By John T. Schaefer

whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The special exception granted herein shall be utilized, pursuant to Section 502.3, BCZR, within five years from the date of this Order.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Frank E. Charlton, Jr.

Ms. Wanda Kay Welsh

People's Counsel

ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By John T. Schaefer

- 1 -

A. L. Puyden  
1811 Knapton Pike  
Baltimore, Maryland 21202

(301) 239-7744

Description to accompany Zoning Petition

(301) 331-3791

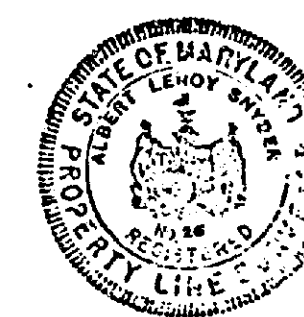
Being known and designated as Lot 1 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 204.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 1.

- 1.) N 49° 42' 00" W 71.8 feet, thence
- 2.) N 47° 33' 00" E 273.1 feet, thence
- 3.) S 41° 02' 00" E 72.0 feet, thence
- 4.) S 47° 42' 00" W 241.0 feet, thence to the place of beginning

Containing 0.5 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 1605 folio 082 etc.



Albert Lloyd Snyder

MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.S.M. • C.C.A.S.E.



Mirinda Welch



19701 Gunpowder Road  
Millers, Maryland 21107

February 21, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County  
Office of Planning and Zoning  
Towson, Maryland 21204

RE: Lots 1 and 2  
Jacob W. Wolf's Subdivision  
Case Numbers: 86-327X and 86-328X

Dear Mr. Jablon:

REQUEST FOR VARIANCE OF "F" LEVEL TRAFFIC CLASSIFICATION

Your approval of a variance of the "F" level traffic classification for the above referenced site would be appreciated.

Two nearby traffic interchange changes are scheduled for completion in 1986 per the State Highway Administration.

Spring 1986 - highway connecting Rt. 30 (at Butler Road) to Rt. 140

October 1986 - Northwest Expressway interchange at Rt. 140

The completion of the Spring 1986 portion is expected to improve the flow of traffic in the area by providing commuters an alternate to the intersection at Rt. 140 and Reisterstown Road. This should substantially redirect much of the Hunt Valley/Westminster and Westminster/Hampstead traffic now travelling past the subject property.

The completion of the northern portion of the Northwest Expressway (October 1986) is anticipated to so favorably impact the traffic flow as to facilitate the removal of the "F" level traffic classification altogether.

In view of these soon-to-be-open highway improvements, our project should not adversely impact the traffic flow in the area.

Thank you for your consideration.

Sincerely,

*Wanda K. Welsh*  
Wanda K. Welsh

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 3, 1986

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: Jacob W. Wolf's Subdivision,  
Lot #1 and 2  
PROJECT NUMBER: 85294

LOCATION: Westminster Pike

DISTRICT: 4C3

The Plan for the subject site, dated January 10, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County. This Developer must meet the State of Maryland's requirements for road widening and paving.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 3  
February 3, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-83), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 5  
February 3, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

\*\*\*\*\*

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
Sta. Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Mr. & Mrs. Frank E. Charlton, Jr.  
108 Westminster Road  
Reisterstown, Maryland 21136

RE: Item No. 204 - Case No. 86-327-X  
Frank E. Charlton, Jr., et ux -  
Petitioners  
Special Exception Petition

Dear Mr. and Mrs. Charlton, Jr.:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. A. L. Snyder  
11911 Hanover Pike  
Hampster, Maryland 21074

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 2  
February 3, 1986

GENERAL COMMENTS: (Cont'd)

If it is determined that public improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County, for the required public improvements, prior to the recording of a record plat.

A property resubdivision will require full payment of pre-existing construction loan charges before recordation.

It is possible that offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contracts for acquisition of rights-of-way.

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The sidewalks shall be 3 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer's engineer must show Baltimore County that he can discharge the storm drainage from this site without adverse effects on downstream property owners.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 4  
February 3, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Public easements are required around all storm water management facilities, as well as access easements to these facilities.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Building/Occupancy Permits shall be withheld until offsite right-of-way has been cleared and the contract for the utilities has been awarded.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water exists to serve this site (See Drawing 39-063, File 3). Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

Water connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This property is subject to Water System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 6  
February 3, 1986

This project may be approved, subject to compliance with all comments stated above.

*Edward A. McDonough, P.E.*  
EDWARD A. McDONOUGH, P.E., Chief  
Developers Engineering Division

EWMS:ss

cc: File





**Maryland Department of Transportation**  
State Highway Administration

William K. Hollmann  
Secretary  
Hal Kassoff  
Administrator

December 9, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Att: James Dyer

Re: Baltimore County  
Item #204  
Property Owner:  
Frank E. Charlton, Jr.  
Location: NE/4 Westminister  
Road (Rte 140) 136'  
W. of Wolf Avenue  
Existing Zoning: R.O. and  
D.R. 3.5  
Proposed Zoning: Spec.  
Exception for Class B  
Office Bldg.  
Acres: .45 (lot 1)  
District: 4th

Dear Mr. Dyer:

On review of the submittal of 11/18/85, and field inspection, the State Highway Administration finds the concept for in common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' R/W (40' 1/2 section) for Westminister Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' ± N/W of Wolf Avenue.

It is requested the site plan of 11/18/85 be revised prior to a hearing date being set.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es  
cc: J. Ogle  
A.L. Snyder  
enclosure

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



**Maryland Department of Transportation**  
State Highway Administration

William K. Hollmann  
Secretary  
Hal Kassoff  
Administrator

January 24, 1986

Mr. J. Mackle-Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
CRG Meeting of 2/5/86  
"Wolf Subdivision"  
Lots # 1 and # 2,  
E/S Westminister Pike  
Route 140  
204' west of Wolf Ave.

Dear Mr. Mackle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' 1/2 section) for Westminister Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es  
cc: J. Ogle  
enclosure

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

**BALTIMORE COUNTY DEPARTMENT OF HEALTH**

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 204, Zoning Advisory Committee Meeting of Dec. 3, 1985

Property Owner: Frank E. Charlton, Jr.

Location: NE/4 Westminister Rd., 204' W of Wolf Ave District 4th

Water Supply: Public Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 149-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charcoal/roast operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

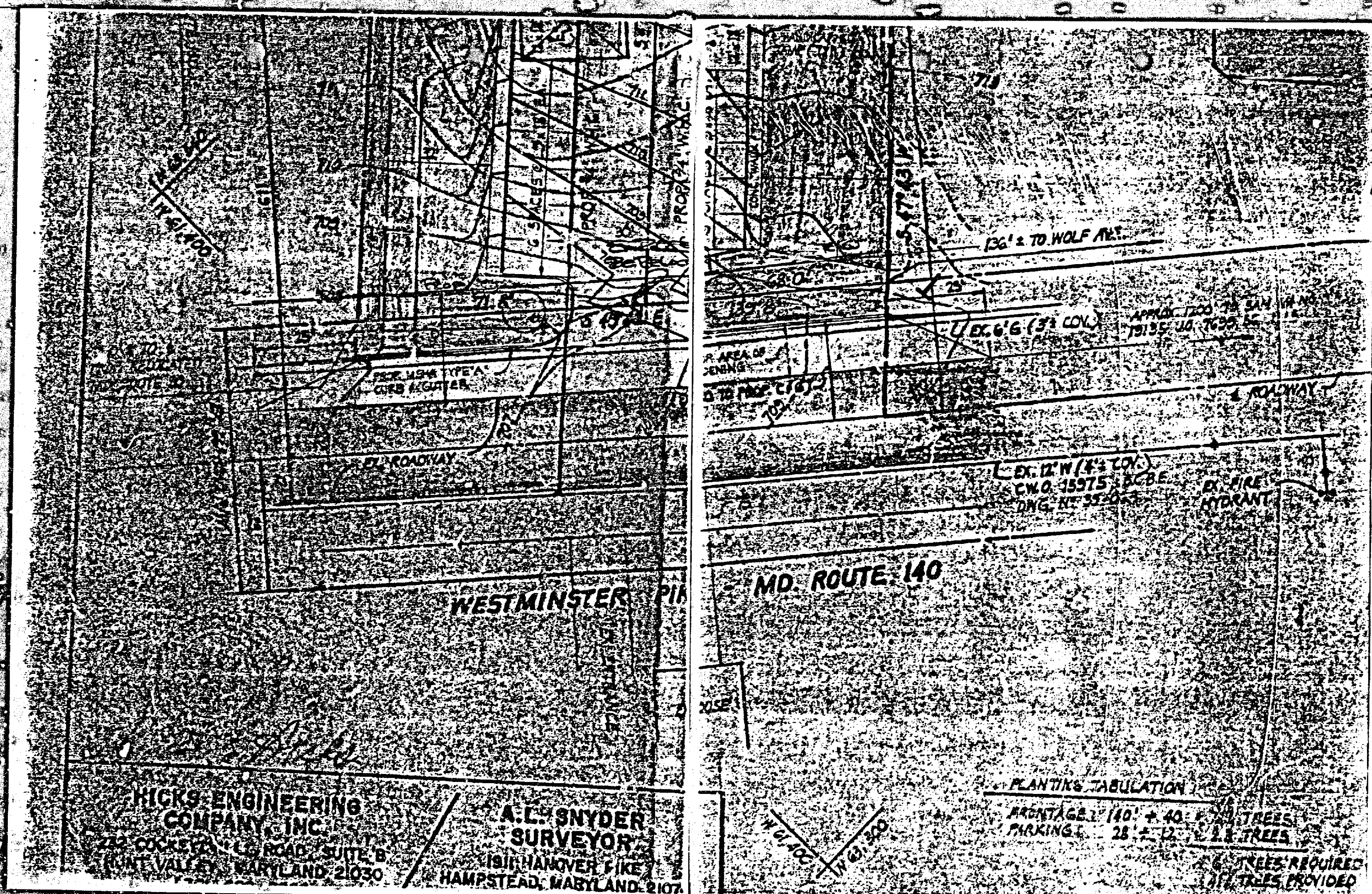
Zoning Item # 204, Zoning Advisory Committee Meeting of Dec. 3, 1985

Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 149-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 149-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Impact Report must be submitted.
- (X) Others: All existing wells and septic systems on both lots will have to be backfilled at time of razing permit

*John J. Lup*  
John J. Lup, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



**DEPARTMENT OF TRAFFIC ENGINEERING**  
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: February 4, 1986  
FROM : C. Richard Moore  
SUBJECT: C.R.G. Comments

PROJECT NAME: Jacob Wolf C.R.G. PLAN: X  
PROJECT NUMBER & DISTRICT: 4C3 DEVELOPMENT PLAN:  
LOCATION: Westminister RECORD PLAT:

The location of the access is subject to the approval of the SHA.  
The proposed curb line needs to be 31 feet off of the centerline in accordance with the SHA standards for a 5 lane cross-section.  
The proposed entrance needs to be 35 feet wide.

*C. Richard Moore*  
C. Richard Moore, Deputy Director  
Department of Traffic Engineering

CMF/GU/bld



**BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING**  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld



6  
COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY, DEPARTMENT OF HEALTH

JACOB W. WOLF'S SUBDIVISION  
Subdivision Name, Section and/or Plat

WK. Wolf  
Developer and/or Engineer  
Hicks Eng. Co. Inc.

Public  
Watershed  
No. of Lots or Units  
2  
Total Acreage  
0.85  
Public  
Water  
Private  
Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers, public water, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has/have been reviewed and approved.

A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: in its attached plans dated 2/5/86.

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The existing dug well must be replaced by a licensed well drilled prior to building permit. A well abandonment permit must be completed and submitted to this office.

SS 783R

6  
Mr. Brooks Stafford  
Environmental Effects Report  
Page Two

1. The developer must follow the Health Department Wetland Guidelines.

2. (Other)

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

5. Filling will not occur in grassed or lined drainage ditches or swales.

6.

6  
BALTIMORE COUNTY, MARYLAND  
Planning  
INTER-OFFICE CORRESPONDENCE

TO: James A. Markle  
Date: January 31, 1986

FROM: Charles K. Weiss  
Jacob W. Wolf's Sub.  
SUBJECT: Maryland Route 140 off Reisterstown Road  
CRG 2/5/86

Baltimore County does not provide commercial refuse collection.

As submitted there is no location specified for a dumpster on this site. Therefore, it is impossible to comment on the feasibility of collection for this property.

CKW/KRA/rab

CPS-008

6  
Jacob W. Wolf's Subdivision  
IV-280  
CRG Comments  
February 4, 1986  
continued page 2

All existing trees and shrubs on the site should be shown on the plan. Those to be retained are to be noted. Every effort should be made to retain significant trees adjacent to the existing house and along the property lines. The planting tabulations shall be corrected to include all trees and/or shrubs required by the Baltimore County Landscape Manual, tree count shall be in whole numbers. The proposed planting shown schematically on the CRG plan shall conform to the planting table.

A Final Landscape Plan will be required in accordance with the Baltimore County Landscape Manual prior to the issuance of building permits.

A cross easement for ingress, egress, utilities and maintenance must be established for common use of the driveway and parking areas.

Gary Kerns  
Gary Kerns

6  
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director  
Environmental Support Services  
TO: J. P. Platt  
Date: February 4, 1986

FROM: J. P. Platt  
Waste and Water Quality Management  
SUBJECT: ENVIRONMENTAL EFFECTS REPORT  
Name: J. W. Wolf Property

CRG MEETING 2/5/86  
(Date) (Time)

PLAN REVIEW NOTES

1. Office building on P.R. road  
(Describe site)

2. Public water and private sewer is proposed.

3. No stream on site  
(Describe streams on-site)

4. No wetland on site  
(Describe wetland soils on-site)

5. Storm Water Management required.

6. proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

A. No development is allowed in (soil/name & symbol)

B. A revised site plan indicating no development in must be submitted.

6  
CRG MEETING OF FEBRUARY 5, 1986  
Jacob W. Wolf's Subdivision - Lots 1 & 2

1. A 10' x 10' peak SWM is required for both the portion of the site draining to the P.R. road and the portion draining to Keyser Road.

2. The proposed infiltration bed in the south corner of the site appears to be for the P.R. road system of the adjacent dwelling (100' minimum setback). It may also apply to infiltration bed in the west corner. The A septic system for the adjacent property should be shown on the plan.

3. The accompanying soils report indicates that infiltration is feasible in the front portion of the site.

4. Discharge from the SWM (sewer pump) facility in the rear of the site must be safely conveyed to a suitable outfall.

Thomas L. Wilson  
2/4/86

6  
BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: February 4, 1986

PROJECT NAME: JACOB W. WOLF'S SUBDIVISION  
PLAN  
COUNCIL & ELECTION DISTRICT IV-280  
PLAN EXTENSION  
REVISED PLAN  
PLAT

The proposed Jacob W. Wolf's subdivision is located within a deficient traffic zone as designated on the Basic Services maps adopted by the Baltimore County Council and dated December, 1984. This deficient traffic zone is controlled by the "F" level of service intersection at Reisterstown Road, Hanover Pike and Westminster Pike.

Bill 178-79 Section 4402.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. Since there is presently no capacity available, the Plat may be recorded but building permits would not be issued until capacity becomes available. A petition for a special variance from provisions of the Basic Services legislation may be filed as per Section 4402.4.F.1 of the Zoning Regulations.

The Office of Planning submits the following additional comments on the subject plan dated January 10, 1986:

The proposed office buildings are located in a R.O. Zone under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives; 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion siltation, and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "It is intended that buildings and uses in R.O. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.O. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood."

To assist in our review of this development, front, side, and rear building elevations must be provided as well as a cross section showing the relationship of adjacent residential buildings to the proposed development.

Westminster Pike - Maryland Route 140 - is to be improved in accordance with the requirements of the S.H.A.

The proposed setbacks to the buildings and parking areas shall be in accordance with the Baltimore County Landscape Manual. A minimum 8' wide planting area is required along all property lines which abut residential zone. A reorientation of the buildings to face each other would provide the necessary setbacks for landscaping.

Sidewalks around the proposed buildings which lead to the rear parking areas should be wide enough to ensure safe pedestrian movement.

6  
BALTIMORE COUNTY, MARYLAND  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

FEbruary 4, 1986  
(CRG)

Re: Zoning Advisory Meeting of DECEMBER 3, 1986  
Item # 204  
Property Owner: FRANK E. CHARLTON, JR.  
NEIS WESTMINSTER RD. 136' W. J.W.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

( ) There are no site planning factors requiring comment.

( ) A County Review Group meeting is required.

( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

( ) A record plat will be required and must be recorded prior to issuance of a building permit.

( ) The access is not satisfactory.

( ) The circulation on this site is not satisfactory.

( ) The parking arrangement is not satisfactory.

( ) Parking calculations must be shown on the plan.

( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.

( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

( ) The amended Development Plan was approved by the Planning Board on [ ]

( ) Landscaping: Just comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [ ]

( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [ ]

( ) A CRG MEETING HAS BEEN SCHEDULED FOR FEB. 5, 1986  
AT 2:00 PM. JACOB W. WOLF'S SUBDIVISION

2- THIS SITE IS LOCATED IN A DEFICIENT SERVICE AREA CONTROLLED BY A "F" LEVEL INTERSECTION.

cc: James Howell  
Chief, Current Planning and Development



BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: February 5, 1986  
FROM: ZONING OFFICE

PROJECT NAME: JACOB W. WOLF'S SUBDIVISION PLAN: 1/10/86  
LOTS 1 and 2

LOCATION: NE/S Westminster Pike (Rt. 140) DEVELOPMENT PLAN:  
136' NW of Wolf Avenue

DISTRICT: 4th Election District PLAT:

1. Zoning hearings for two Class B Office Buildings (one on each lot) were filed for 11/22/85 in the Zoning Office under Items Nos. 204 and 205. A tentative hearing date has been set for 3/3/86 at 9:45 a.m. Official notification has not been mailed to the applicant at this writing.
2. The two properties must be divided into Lot No. 1 and Lot No. 2 for the proposed office buildings to qualify as Class B Office Buildings.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:bg



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

December 17, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Frank E. Charlton, Jr., et ux

Location: NE/S Westminster Road, 136' W of Wolf Avenue

Item No.: 204

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Planning Group  
Special Inspection Division

Noted and  
Approved:

Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

December 23, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 204 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank E. Charlton, Jr., et ux  
Location: NE/S Westminster Road, 136' W of Wolf Avenue  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 1414.0 for opening protectives on permitted openings.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief  
Building Plans Review

4/22/86

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: January 17, 1986  
From: Dept. of Recreation and Parks

Project Name: Jacob W. Wolf's Sub. Lots 1 & 2 Preliminary Plan  
Project Number: 85294 Development Plan  
Location: Md. Rte. 140 w. of Reisterstown Rd. Final Plat  
Districts: 4, C-3 CRG Plan X  
Zoned DR 3.5, R.O.

COMMENTS: Office Buildings

1. Local Open Space is not required.

Frank Miner,  
Facilities Coordinator



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JANUARY 22, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION  
BUREAU, PLANS REVIEW DIVISION  
CAPTAIN JOSEPH KELLY

PROJECT NAME: JACOB W. WOLF'S SUB. LOTS 1 & 2

PROJECT NUMBER: CRG AGENDA 2/5/86, 9:00 AM

LOCATION: MD. RT. 140 OFF REISTERSTOWN ROAD

DISTRICT # 4

COMMENTS:

File: CRG COMMENTS  
Page 1  
Report: CRG COMMENTS

CRG 01  
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

Case No. 64-227-1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
27th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Frank E. Charlton, Jr., et ux Received by: *James E. Ayer*  
Petitioner's Attorney: \_\_\_\_\_ Chairman, Zoning Plans  
Advisory Committee



EX SEPTIC C.O.

LOT 5  
PROPERTY OF  
HAROLD C. HAINES &  
MARGARET M. HAINES

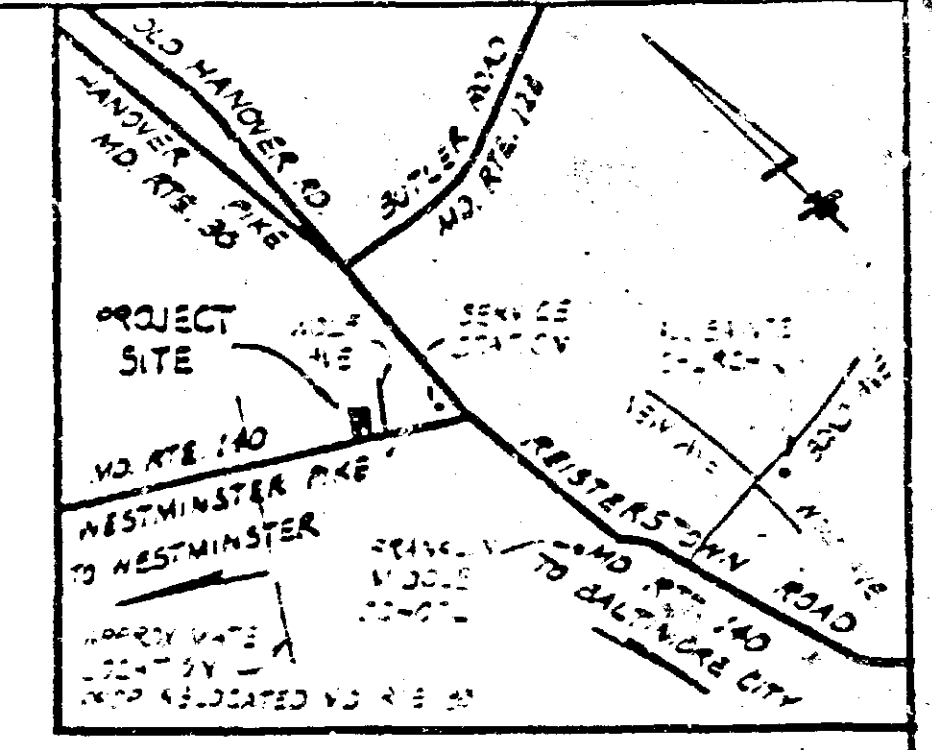
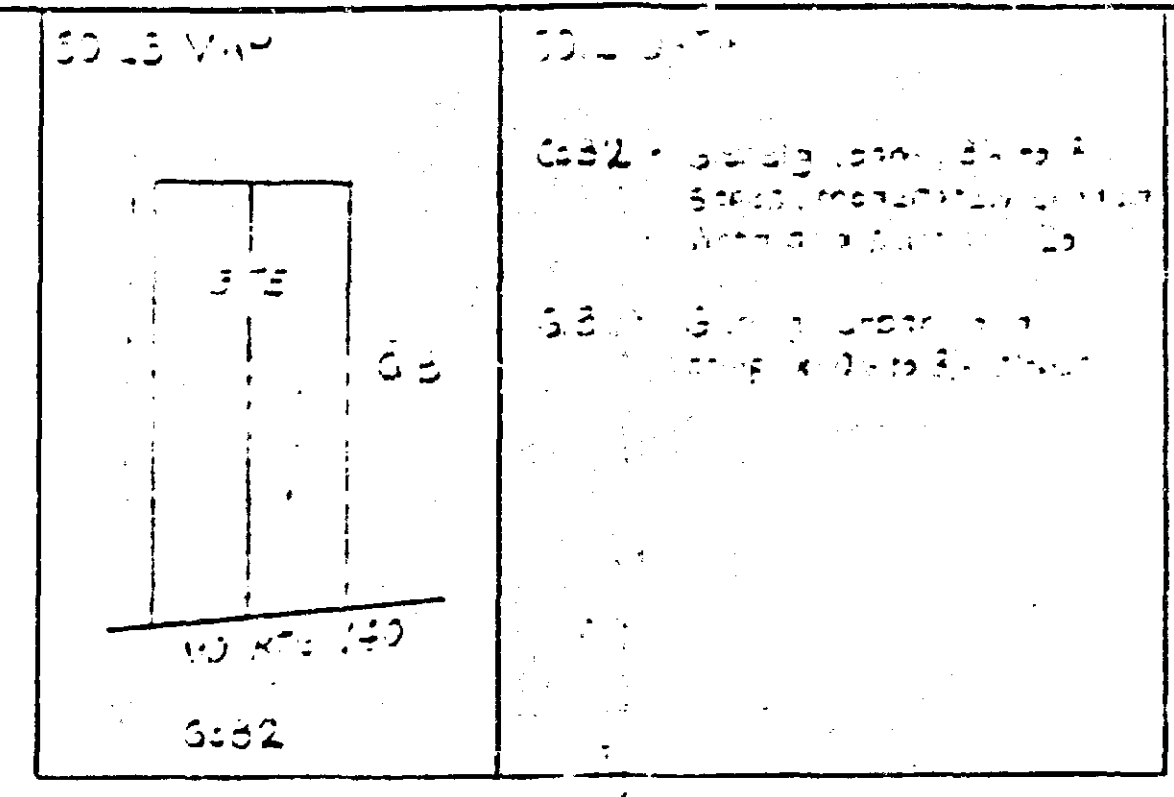
EX. GARAGE

N 43.540' W 61.040'

PARKING DATA

LOT 1	1 <sup>ST</sup> FLOOR - 54' x 44' = 2376 S.F. + 300' = 2676	SPACES
	2 <sup>ND</sup> FLOOR - 54' x 44' = 2376 S.F. + 500' = 3176	SPACES
	TOTAL PARKING (INCL. HANDICAPPED) = 12	SPACES
LOT 2	1 <sup>ST</sup> FLOOR - 54' x 44' = 2376 S.F. + 300' = 2676	SPACES
	2 <sup>ND</sup> FLOOR - 54' x 44' = 2376 S.F. + 500' = 3176	SPACES
	TOTAL REQUIRED = 12.7	SPACES
	TOTAL PROVIDED = 12	SPACES
	(INCL. 1 HANDICAPPED) = 12	SPACES

TOTAL SPACES REQUIRED = 12.7  
TOTAL SPACES PROVIDED = 12 + 2 HANDICAPPED



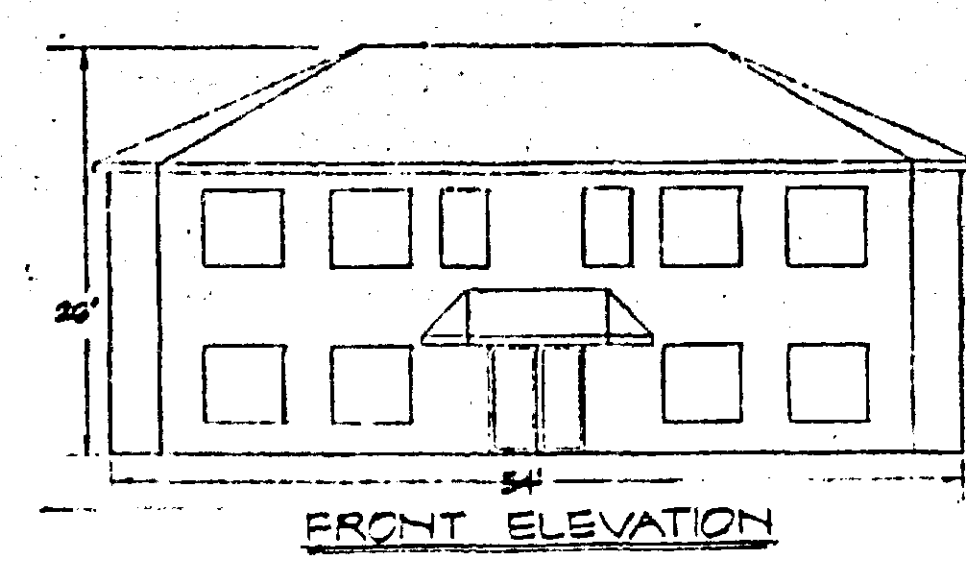
VICINITY MAP  
SCALE: 1" = 2000'

NOTES:

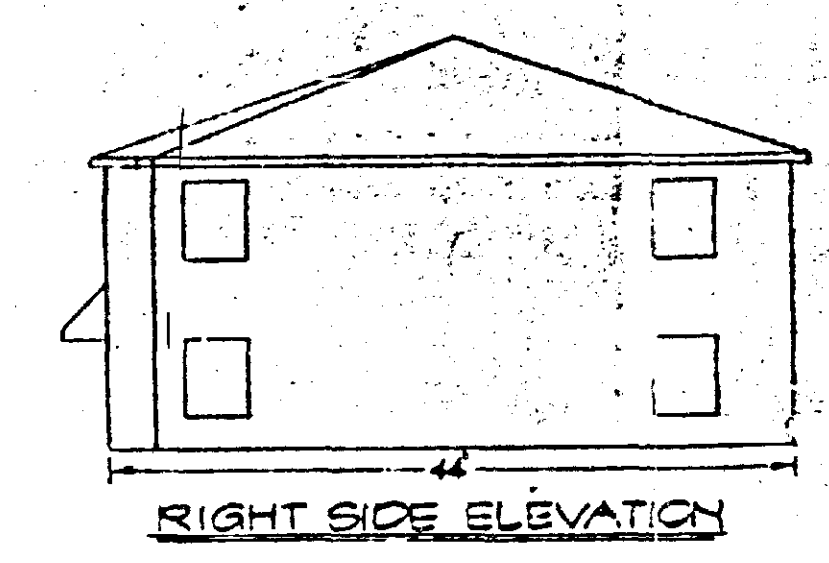
- EXISTING BUILDING Nos. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (FRAME REMOVED)
- ALL EXTERIOR LIGHTING (A) SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROAD RIGHT-OF-WAY, 13' HIGH

JACOB W. WOLF'S SUBDIVISION  
W.P.C. 338/556

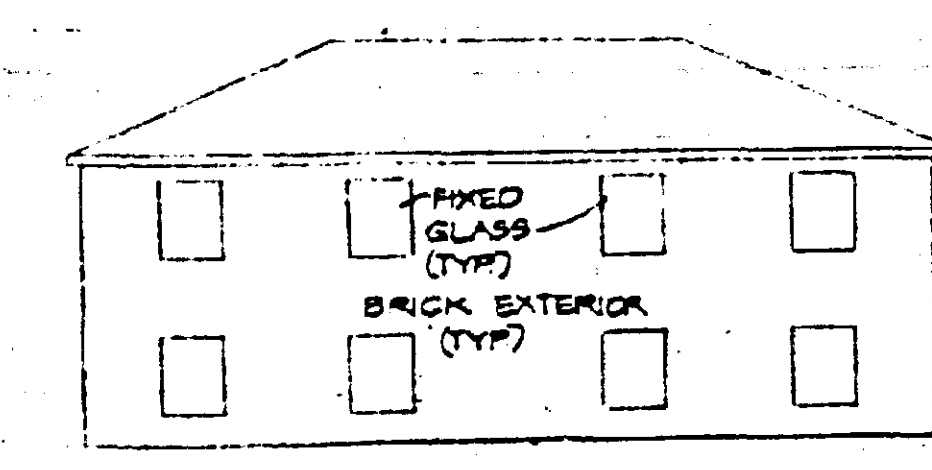
PERC TEST LOCATION



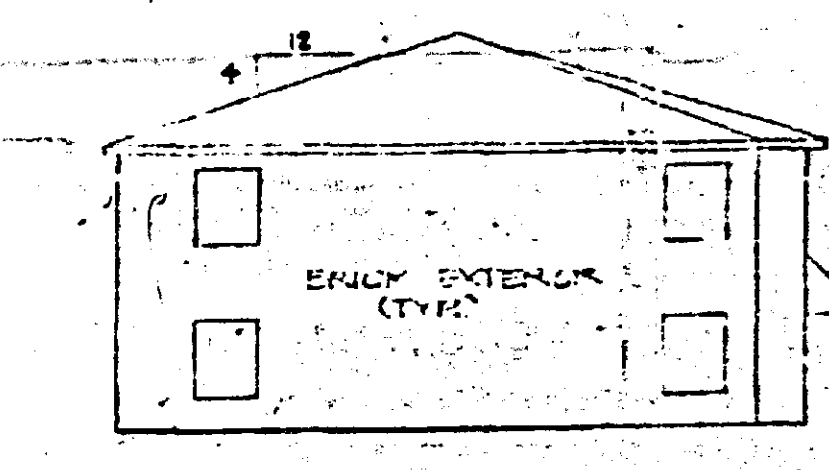
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

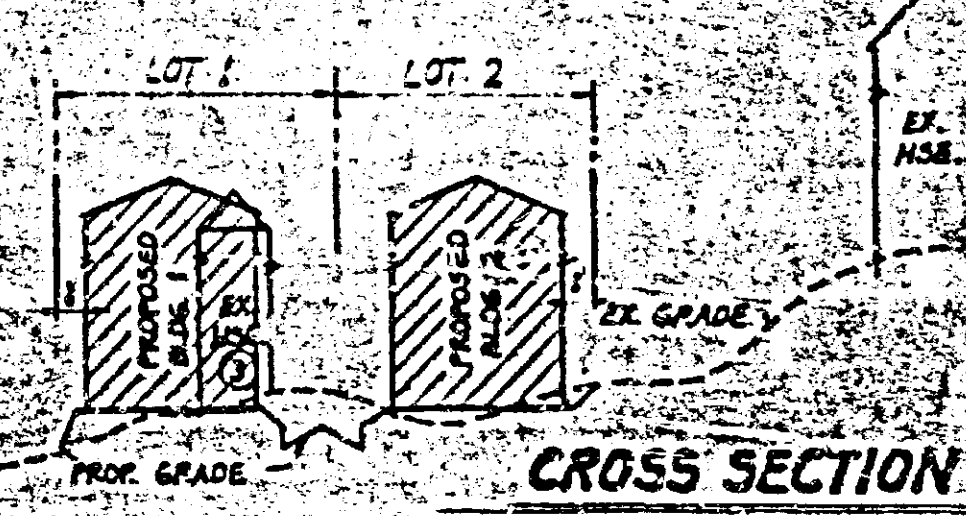
BUILDING ELEVATIONS  
NOT TO SCALE

SITE ANALYSIS

- A. TOTAL AREA: LOT 1 - 19,440 S.F. ± OR 0.446 Ac. ±  
LOT 2 - 17,420 S.F. ± OR 0.399 Ac. ±
- B. PRESENT ZONING:  
LOT 1 - DR-3.5 5,148 S.F. ±  
R-O 14,292 S.F. ±  
LOT 2 - DR-3.5 4,354 S.F. ±  
R-O 13,066 S.F. ±
- C. AMENITY OPEN SPACE (A.O.S.):  
GROSS AREA: LOT 1 - 16,556 S.F. ± OR 0.380 Ac. ±  
LOT 2 - 15,542 S.F. ± OR 0.350 Ac. ±  
LOT 1: 1. REDD A.O.S. (25% OF GROSS) = 4,140 S.F. ±  
2. PROVIDED (25% OF GROSS) = 4,418 S.F. ±  
LOT 2: 1. REDD A.O.S. (25% OF GROSS) = 3,886 S.F. ±  
2. PROVIDED (25% OF GROSS) = 4,400 S.F. ±
- D. FLOOR AREA RATIO: 0.5 MAX. ALLOWED  
LOT 1 BLDG. 4,752 S.F. ± + R-O AREA 14,292 S.F. ± = 0.23  
LOT 2 BLDG. 4,752 S.F. ± + R-O AREA 13,066 S.F. ± = 0.35

OWNER:  
FRANK E. CHARLTON, JR. AND  
JOAN CHARLTON  
C/O 1505 FOLIO 032

APPLICANT:  
WANDA KAY WELSH  
15701 GUNPOWDER RD.  
MILLERS, MD. 21107  
(301) 239-3854



CROSS SECTION  
HORIZ. 1" = 50'  
VERT. 1" = 15'

PLANTING TABULATION

REQUIRED:	
FRONTAGE	140' ± 40' = 4 TREES
PARKING	25' ± 12' = 3 TREES
TOTAL REQD.	7 TREES
PROVIDED:	
FRONTAGE	WILLOW OAK 4
SCREENING ARBOR VITAE	50
APPROX. NUMBER OF	
EX. TREES TO REMAIN	35
TOTAL PROVIDED	35 TREES (APPROX.)

GENERAL NOTES

- 1. AVERAGE DAILY TRAFFIC: 3512 TOTAL
- 2. EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED
- 3. PRESENT USE: RESIDENTIAL
- 4. PROPOSED USE: GENERAL OFFICE BUILDING 8 AM TO 5 PM
- 5. ELECTION DISTRICT: 4
- 6. SUBDIVISION: N/A
- 7. WATER-ED: 100%
- 8. TOPOGRAPHY: EXISTING GRADES BASED ON FIELD RUN SURVEY BY A.L. SNYDER, SURVEYOR
- 9. EXISTING GRADINGS: -
- 10. PROPOSED GRADES: -
- 11. UTILITIES: WATER GAS & SEWER AVAILABLE AS SHOWN
- 12. EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED
- 13. PRESENT USE: RESIDENTIAL
- 14. PROPOSED USE: GENERAL OFFICE BUILDING 8 AM TO 5 PM
- 15. NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED OR THREATENED SPECIES, HAZARDOUS OR HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED
- 16. TRANSIT FACILITIES: NONE
- 17. LANDSCAPING SHALL NOT IMPAIR SITE DISTANCE AT ENTRANCE
- 18. SITE GRADING SHALL BE IN DEPTH (BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS PLATE R-1) OBTAINED WITH CITY ENGINEER'S (BALTIMORE COUNTY) PLATE R-20
- 19. LANDS TO LOCATE EXISTING SEPTIC AREA
- 20. SEPTIC SURFACE AREA SHALL NOT EXCEED 600 S.F. ± AND NOT BE EXCEEDED. A LATER PROJECT NOT MORE THAN 3' ABOVE FROM THE SURFACING
- 21. NUMBER OF EMPLOYEES: INDETERMINATE
- 22. LOT 1: GROSS AREA = 0.45 AC. ±; NET AREA = 0.45 AC. ±  
LOT 2: GROSS AREA = 0.40 AC. ±; NET AREA = 0.40 AC. ±
- 23. WASTEWATER FLOW:  
LOT 1: 4,752 S.F. ± 0.03 GPM/100 S.F. = 427.56 GALLONS  
LOT 2: 4,752 S.F. ± 0.03 GPM/100 S.F. = 427.56 GALLONS  
TOTAL: 855.12 GALLONS
- 24. EXISTING ON-SITE WELLS SHALL BE BACKFILLED WITH CLEAN GRANULAR MATERIAL PRIOR TO MAKING APPLICATION FOR A CONSTRUCTION PERMIT

ALL SOILS GLENN (B)  
HYDROLOGY

	LOT 1	LOT 2
EXIST.	0.398	0.248
PROP.	0.40	0.212
LAWN	0.029	0.055
BUILDING	0.029	0.055
PAVING	0.147	0.199
GRAY	0.025	

REVISED SITE PLAN FOR ZONING PETITION  
FOR SPECIAL EXCEPTION  
CLASS B OFFICE BUILDING

PUBLIC SERVICES CRG NO 85294, PLANNING NO

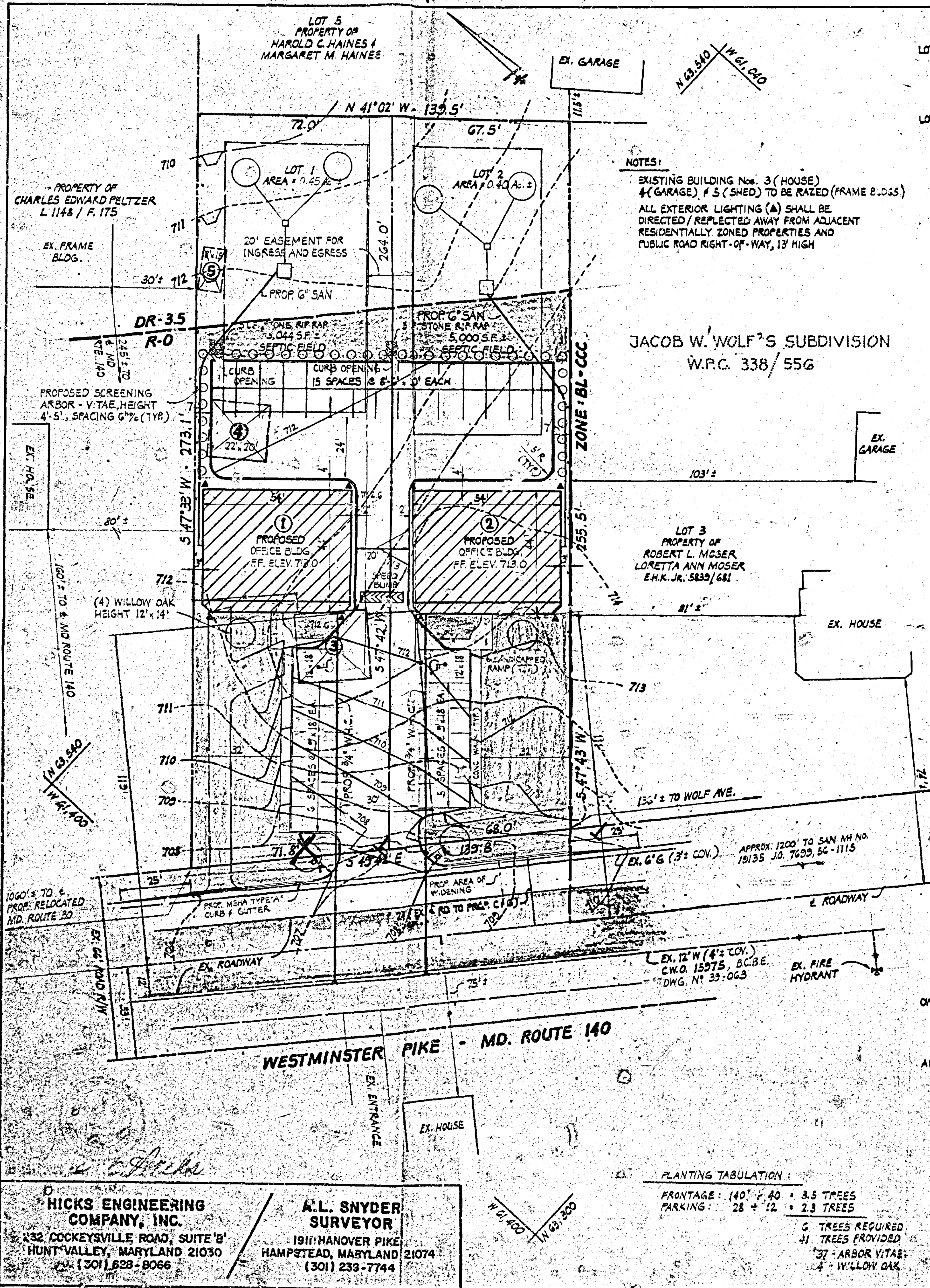
LOTS 1 & 2 OF  
JACOB W. WOLF'S SUBDIVISION  
4<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' DATE: JAN. 31, 1986

WHICKS ENGINEERING  
COMPANY, INC.  
232 COCKEYSVILLE ROAD, SUITE B  
HUNT VALLEY, MARYLAND 21030  
(301) 628-8066

A.L. SNYDER  
SURVEYOR  
1911 HANOVER PIKE  
HAMPSTEAD, MARYLAND 21074  
(301) 239-7744



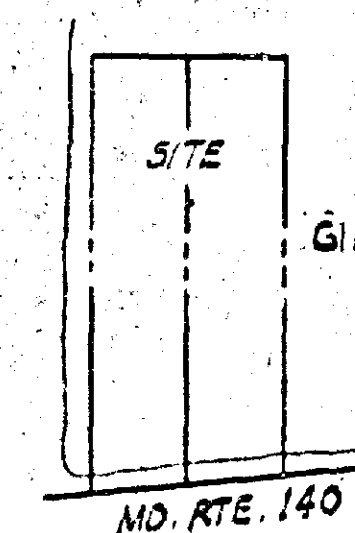


#### PARKING DATA

LOT 1	1 <sup>ST</sup> FLOOR - 54' x 44' - 2376 S.F. + 300 = 7.9 SPACES	SPACES
	2 <sup>ND</sup> FLOOR - 54' x 44' - 2376 S.F. + 500 = 4.8 SPACES	SPACES
	TOTAL REQUIRED (INCL. 1 HANDICAPPED) = 12.7 SPACES	SPACES
	TOTAL PROVIDED = 15 SPACES	SPACES

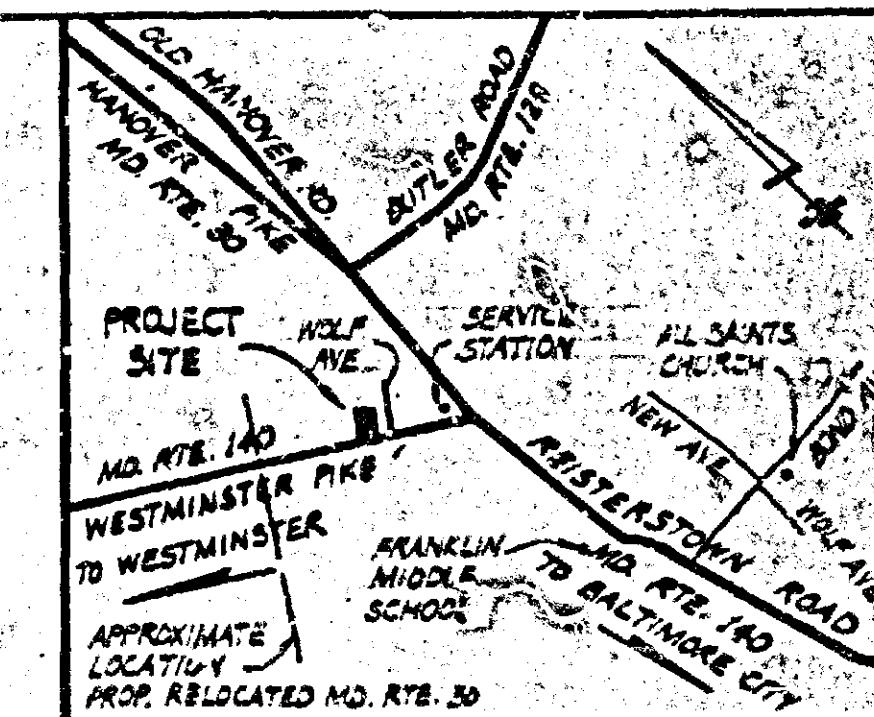
TOTAL SPACES REQUIRED = 26  
 TOTAL SPACES PROVIDED = 28 + 2 HANDICAPPED

#### SOILS MAP



#### SOIL DATA

GcB2 - Gleys loam, 3% to 8% slopes, moderately eroded Woodland subclass 2a  
 GIB - Gleys Urban land complex, 0% to 8% slopes

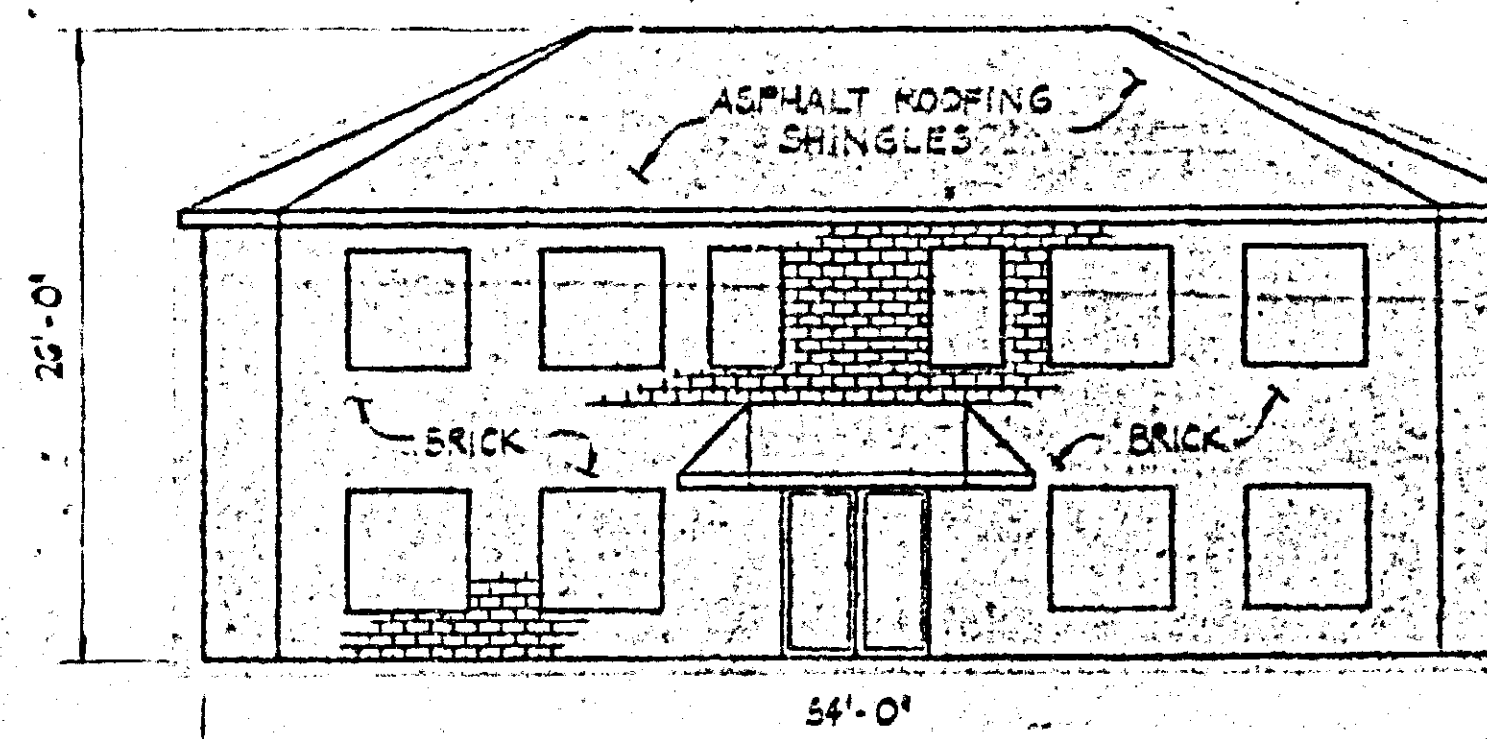


#### VICINITY MAP

SCALE: 1" = 2000'

#### GENERAL NOTES

- AVERAGE DAILY TRIPS: 351.2 TOTAL
- STREET LIGHTING SHOWN THUSLY: A
- CENSUS TRACT: 4044.01
- COUNCILMANIC DISTRICT: 3
- ELECTION DISTRICT: 4
- SUBSEVERSHED: N/A
- WATERSHED: LIBERTY
- TOPOGRAPHY: EXISTING GRADES BASED ON FIELD RUN SURVEY BY AL SNYDER, SURVEYOR  
 EXISTING GRADES: -----  
 PROPOSED GRADES: -----
- UTILITIES: WATER, GAS & ELECTRIC AVAILABLE AS SHOWN.
- EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED.
- PRESENT USE: RESIDENTIAL
- PROPOSED USE: GENERAL OFFICE, HOURS 8 A.M. TO 5 P.M.
- NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED OR THREATENED SPECIES HABITAT OR HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED.
- TRANSIT FACILITIES: NONE
- LANDSCAPING SHALL NOT IMPAIR SITE DISTANCE AT ENTRANCE.
- SITE GRADING PRELIMINARY ONLY
- PROPOSED PAVING SHALL BE 11" DEPTH (BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS PLATE R-1) DRAINED WITH BITUMINOUS CURB (BALTO CO. PLATE R-20)
- UNABLE TO LOCATE EXISTING SEPTIC AREA
- SEPS: SURFACE AREA WILL NOT EXCEED 50 FT. x 50 FT. x 11" DEPTH. WILL NOT BE ILLUMINATED. WILL NOT PROJECT MORE THAN 6" INCHES FROM THE BUILDING.
- NUMBER OF EMPLOYEES: INDETERMINATE.
- LOT 1: GROSS AREA = 0.45 AC. ±, NET AREA = 0.45 AC. ±  
 LOT 2: GROSS AREA = 0.40 AC. ±, NET AREA = 0.40 AC. ±



#### FRONT ELEVATION

SCALE: 1/2" = 1'-0"

#### SITE ANALYSIS

- TOTAL AREA: LOT 1 - 19,440 S.F. ± OR 0.4462 AC. ±  
 LOT 2 - 17,420 S.F. ± OR 0.3999 AC. ±
- PRESENT ZONING:  
 LOT 1 - DR-3.5 5,148 S.F. ±  
 R-O 14,292 S.F. ±  
 LOT 2 - DR-3.5 4,354 S.F. ±  
 R-O 13,066 S.F. ±
- AMENITY OPEN SPACE (A.O.S.):  
 GROSS AREA: LOT 1 - 16,506 S.F. ± OR 0.3810 AC. ±  
 LOT 2 - 15,542 S.F. ± OR 0.3563 AC. ±  
 LOT 1: 1. REQ'D A.O.S. (25% OF GROSS) = 4,143 S.F. ±  
 2. PROVIDED (17% OF GROSS) = 4,453 S.F. ±  
 LOT 2: 1. REQ'D A.O.S. (25% OF GROSS) = 3,886 S.F. ±  
 2. PROVIDED (31% OF GROSS) = 4,851 S.F. ±
- FLOOR AREA RATIO: 0.5 MAX. ALLOWED  
 LOT 1: BLDG. 4,752 S.F. ± + R-O AREA 14,292 S.F. ± = 0.33  
 LOT 2: BLDG. 4,752 S.F. ± + R-O AREA 13,066 S.F. ± = 0.36

OWNER:  
 FRANK E. CHARLTON, JR. AND  
 JOAN CHARLTON  
 Q.T.G. 4625, FOLIO 082

APPLICANT:  
 WANDA KAY WELSH  
 19701 GUNPOWDER RD.  
 MILLERS, MD 21107  
 (301) 239-3854

"SITE PLAN FOR ZONING PETITION  
 FOR SPECIAL EXCEPTION:  
 CLASS B OFFICE BUILDING"

"LOTS 1 & 2 OF  
 JACOB W. WOLF'S SUBDIVISION"

14<sup>TH</sup> ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1" = 20' DATE: NOV. 18, 1982

HICKS ENGINEERING  
 COMPANY, INC.

332 COCKEYSVILLE ROAD, SUITE 'B'  
 HUNT VALLEY, MARYLAND 21030  
 (301) 628-8066

A.L. SNYDER  
 SURVEYOR

1911 HANOVER PIKE  
 HAMPSTEAD, MARYLAND 21074  
 (301) 239-7744



# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for

CLASS B OFFICE BUILDING

(Lot 1 of "Jacob W. Wolf's Subdivision")

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser:

Wanda Kay Welsh  
(Type or Print Name)

Signature

19701 Gunpowder Road

Address

Millers, Maryland 21107

City and State

## Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.

## Legal Owner(s):

Frank E. Charlton, Jr.

(Type or Print Name)

Signature

Joan Charlton

(Type or Print Name)

Signature

108 Westminster Road

Address

Reisterstown, Maryland 21136

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Wanda Kay Welsh

Name

19701 Gunpowder Road

Address

Millers, Maryland 21107

City and State

Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of March, 1986, at 9:45 o'clock

at 9:45 o'clock

at 9:45 o'clock

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## CERTIFICATE OF PUBLICATION

TOWSON, MD. February 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 12, 1986.

TOWSON TIMES,

34.00

86-327-X



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

23 September 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh  
19701 Gunpowder Rd  
Millers, Maryland 21107

Re: Lots 1 and 2  
Jacob W. Wolf's subdivision  
Case #: 86-327 and 86-328X

Dear Ms. Welsh,

I have never received a Petition for Special Variance, pursuant to §4A02.4F1, in the above captioned matters. Inasmuch as the hearings were held on 3 March 1986, I would like to dispose of these matters. If I deny the requested special exceptions, you will be unable to file again for a period of 18 Months from the date of my order. If you should dismiss the Petitions and request to do so without prejudice, I will grant same and this will serve as no barrier to filing at any time. If I do not hear from you within ten days from the date of this letter, I will deny the special exceptions and issue appropriate orders.

Sincerely,

Arnold Jablon

AJ/aj

conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR).

The only issue that evolved which would prevent the special exceptions from being granted was the adoption of the Basic Services Maps by the Baltimore County Council in January, 1986, which rated the intersection of Reisterstown Road and Route 140 at an "F" level of service. Pursuant to Section 4A00, et seq., BCZR, no building permit can be issued under this circumstance, unless certain exceptions were applicable or unless a special variance, pursuant to Section 4A02.4.F.1, BCZR, was granted by the Zoning Commissioner.

The Petitioners could not satisfy the former and chose not to attempt the latter. Instead, the Petitioners chose to await the adoption of the 1987 Basic Services Maps with the hope that the rating of the applicable intersection would improve. It did. The latest maps upgraded the rating and removed the intersection from within the strictures of the Growth Management section of the BCZR.

The Petitioners seek relief from Section 263.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the uses requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed uses would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exceptions should be granted with certain restrictions, as more fully described below.

- 2 -

ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By [Signature]

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed uses met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed uses would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed uses at the particular locations described by Petitioners' Exhibits 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed uses will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the properties' zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exceptions should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of January, 1987, that the Petitions for Special Exception for two Class B office buildings to be constructed on two lots of record be and are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for

- 3 -

ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By [Signature]

whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The special exception granted herein shall be utilized, pursuant to Section 502.3, BCZR, within five years from the date of this Order.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Frank E. Charlton, Jr.

Ms. Wanda Kay Welsh

People's Counsel

ORDER RECEIVED FOR FILING  
Date January 23, 1987  
By [Signature]

- 1 -

A. L. Puyden  
1811 Kanesboro Pike  
Baltimore, Maryland 21208

(301) 239-7744

Description to accompany Zoning Petition

(301) 331-3791

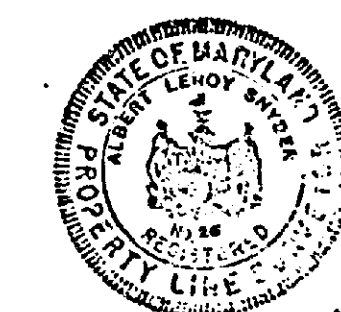
Being known and designated as Lot 1 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 204.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 1.

- 1.) N 49° 42' 00" W 71.8 feet, thence
- 2.) N 47° 33' 00" E 273.1 feet, thence
- 3.) S 41° 02' 00" E 72.0 feet, thence
- 4.) S 47° 42' 00" W 241.0 feet, thence to the place of beginning

Containing 0.5 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 1605 folio 082 etc.



Albert Lloyd Snyder

MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.S.M. • C.C.A.S.E.



Mirinda Welch



19701 Gunpowder Road  
Millers, Maryland 21107

February 21, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County  
Office of Planning and Zoning  
Towson, Maryland 21204

RE: Lots 1 and 2  
Jacob W. Wolf's Subdivision  
Case Numbers: 86-327X and 86-328X

Dear Mr. Jablon:

REQUEST FOR VARIANCE OF "F" LEVEL TRAFFIC CLASSIFICATION

Your approval of a variance of the "F" level traffic classification for the above referenced site would be appreciated.

Two nearby traffic interchange changes are scheduled for completion in 1986 per the State Highway Administration.

Spring 1986 - highway connecting Rt. 30 (at Butler Road) to Rt. 140

October 1986 - Northwest Expressway interchange at Rt. 140

The completion of the Spring 1986 portion is expected to improve the flow of traffic in the area by providing commuters an alternate to the intersection at Rt. 140 and Reisterstown Road. This should substantially redirect much of the Hunt Valley/Westminster and Westminster/Hampstead traffic now travelling past the subject property.

The completion of the northern portion of the Northwest Expressway (October 1986) is anticipated to so favorably impact the traffic flow as to facilitate the removal of the "F" level traffic classification altogether.

In view of these soon-to-be-open highway improvements, our project should not adversely impact the traffic flow in the area.

Thank you for your consideration.

Sincerely,

*Wanda K. Welsh*  
Wanda K. Welsh

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 3, 1986

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: Jacob W. Wolf's Subdivision,  
Lot #1 and 2  
PROJECT NUMBER: 85294

LOCATION: Westminster Pike

DISTRICT: 4C3

The Plan for the subject site, dated January 10, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County. This Developer must meet the State of Maryland's requirements for road widening and paving.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 3  
February 3, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-83), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 5  
February 3, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

\*\*\*\*\*

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
Sta. Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Mr. & Mrs. Frank E. Charlton, Jr.  
108 Westminster Road  
Reisterstown, Maryland 21136

RE: Item No. 204 - Case No. 86-327-X  
Frank E. Charlton, Jr., et ux -  
Petitioners  
Special Exception Petition

Dear Mr. and Mrs. Charlton, Jr.:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. A. L. Snyder  
11911 Hanover Pike  
Hampster, Maryland 21074

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 2  
February 3, 1986

GENERAL COMMENTS: (Cont'd)

If it is determined that public improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County, for the required public improvements, prior to the recording of a record plat.

A property resubdivision will require full payment of pre-existing construction loan charges before recordation.

It is possible that offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contracts for acquisition of rights-of-way.

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The sidewalks shall be 3 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer's engineer must show Baltimore County that he can discharge the storm drainage from this site without adverse effects on downstream property owners.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 4  
February 3, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Public easements are required around all storm water management facilities, as well as access easements to these facilities.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Building/Occupancy Permits shall be withheld until offsite right-of-way has been cleared and the contract for the utilities has been awarded.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water exists to serve this site (See Drawing 39-063, File 3). Permission to obtain a metered connection from the existing water main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

Water connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This property is subject to Water System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Project 85294  
Jacob W. Wolf's Subdivision, Lots #1 and 2  
Page 6  
February 3, 1986

This project may be approved, subject to compliance with all comments stated above.

*Edward A. McDonough, P.E.*  
EDWARD A. McDONOUGH, P.E., Chief  
Developers Engineering Division

EWMS:ss

cc: File





**Maryland Department of Transportation**  
State Highway Administration

William K. Hollmann  
Secretary  
Hal Kassoff  
Administrator

December 9, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Item #204  
Property Owner:  
Frank E. Charlton, Jr.  
Location: NE/4 Westminister  
Road (Rte 140) 136'  
W. of Wolf Avenue  
Existing Zoning: R.O. and  
D.R. 3.5  
Proposed Zoning: Spec.  
Exception for Class B  
Office Bldg.  
Acres: .45 (lot 1)  
District: 4th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 11/18/85, and field inspection, the State Highway Administration finds the concept for in common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' R/W (40' 1/2 section) for Westminister Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' ± N/W of Wolf Avenue.

It is requested the site plan of 11/18/85 be revised prior to a hearing date being set.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es  
cc: J. Ogle  
A.L. Snyder  
enclosure

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



**Maryland Department of Transportation**  
State Highway Administration

William K. Hollmann  
Secretary  
Hal Kassoff  
Administrator

January 24, 1986

Mr. J. Mackle-Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
CRG Meeting of 2/5/86  
"Wolf Subdivision"  
Lots # 1 and # 2,  
E/S Westminister Pike  
Route 140  
204' west of Wolf Ave.

Dear Mr. Mackle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' 1/2 section) for Westminister Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es  
cc: J. Ogle  
enclosure

My telephone number is 301-659-1350

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P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

**BALTIMORE COUNTY DEPARTMENT OF HEALTH**

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 204, Zoning Advisory Committee Meeting of Dec. 3, 1985

Property Owner: Frank E. Charlton, Jr.

Location: NE/4 Westminister Rd., 204' W of Wolf Ave District 4th

Water Supply: Public Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charcoal/roast operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

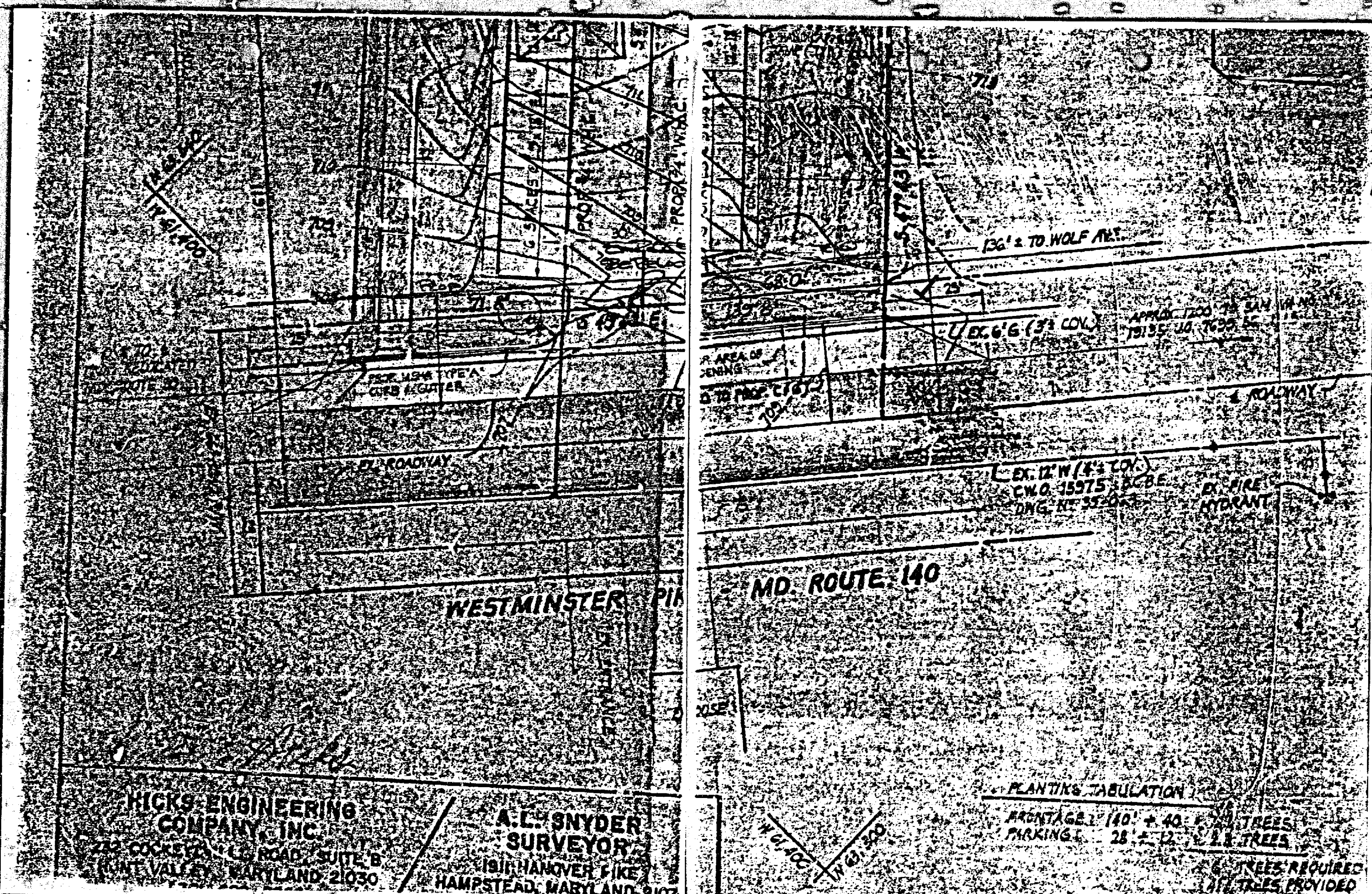
Zoning Item # 204, Zoning Advisory Committee Meeting of Dec. 3, 1985

Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Impact Report must be submitted.
- (X) Others: All existing wells and septic systems on both lots will have to be backfilled at time of razing permit

*John J. Lup*  
John J. Lup, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



**DEPARTMENT OF TRAFFIC ENGINEERING**  
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: February 4, 1986  
FROM : C. Richard Moore  
SUBJECT: C.R.G. Comments

PROJECT NAME: Jacob Wolf C.R.G. PLAN: X  
PROJECT NUMBER & DISTRICT: 4C3 DEVELOPMENT PLAN:  
LOCATION: Westminister RECORD PLAT:

- The location of the access is subject to the approval of the SHA.
- The proposed curb line needs to be 31 feet off of the centerline in accordance with the SHA standards for a 5 lane cross-section.
- The proposed entrance needs to be 35 feet wide.

*C. Richard Moore*  
C. Richard Moore, Deputy Director  
Department of Traffic Engineering

CMF/GU/bld



**BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING**  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld



6  
COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY, DEPARTMENT OF HEALTH

JACOB W. WOLF'S SUBDIVISION  
Subdivision Name, Section and/or Plat

WK. Wolf  
Developer and/or Engineer  
Hicks Eng. Co. Inc.

Public  
Watershed  
No. of Lots or Units  
2  
Total Acreage  
0.85  
Public  
Water  
Private  
Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat. are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers, public water, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has/have been reviewed and approved.

A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: in its attached plans dated 2/5/86.

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The existing dug well must be replaced by a licensed well drilled prior to building permit. A well abandonment permit must be completed and submitted to this office.

SS 783R

6  
Mr. Brooks Stafford  
Environmental Effects Report  
Page Two

1. The developer must follow the Health Department Wetland Guidelines.

2. (Other)

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

5. Filling will not occur in grassed or lined drainage ditches or swales.

6.

6  
BALTIMORE COUNTY, MARYLAND  
Planning  
INTER-OFFICE CORRESPONDENCE

TO: James A. Markle  
Date: January 31, 1986

FROM: Charles K. Weiss  
Jacob W. Wolf's Sub.  
SUBJECT: Maryland Route 140 off Reisterstown Road  
CRG 2/5/86

Baltimore County does not provide commercial refuse collection.

As submitted there is no location specified for a dumpster on this site. Therefore, it is impossible to comment on the feasibility of collection for this property.

CKW/KRA/rab

CPS-008

6  
Jacob W. Wolf's Subdivision  
IV-280  
CRG Comments  
February 4, 1986  
continued page 2

All existing trees and shrubs on the site should be shown on the plan. Those to be retained are to be noted. Every effort should be made to retain significant trees adjacent to the existing house and along the property lines. The planting tabulations shall be corrected to include all trees and/or shrubs required by the Baltimore County Landscape Manual, tree count shall be in whole numbers. The proposed planting shown schematically on the CRG plan shall conform to the planting table.

A Final Landscape Plan will be required in accordance with the Baltimore County Landscape Manual prior to the issuance of building permits.

A cross easement for ingress, egress, utilities and maintenance must be established for common use of the driveway and parking areas.

Gary Kerns  
Gary Kerns

6  
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director  
Environmental Support Services  
TO: J. P. Platt  
Date: February 4, 1986

FROM: J. P. Platt  
Waste and Water Quality Management  
SUBJECT: ENVIRONMENTAL EFFECTS REPORT  
Name: J. W. Wolf Property

CRG MEETING 2/5/86  
(Date) (Time)

PLAN REVIEW NOTES

1. Office building on P.R. road (Describe site)

2. Public water and private sewer is proposed.

3. No stream on site (Describe streams on-site)

4. No wetland on site (Describe wetland soils on-site)

5. Storm Water Management required.

6. proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

A. No development is allowed in (soil/name & symbol)

B. A revised site plan indicating no development in must be submitted.

6  
CRG MEETING OF FEBRUARY 5, 1986  
Jacob W. Wolf's Subdivision - Lots 1 & 2

1. A 10' x 10' peak SWM is required for both the portion of the site draining to the hills & the portion draining to Keyser's Run.

2. The proposed infiltration bed in the south corner of the site appears to be for a septic system of the adjacent dwelling (100' minimum setback). It may also apply to infiltration bed in the west corner. The septic system for the adjacent property should be shown on the plan.

3. The accompanying soils report indicates that infiltration is feasible in the front portion of the site.

4. Discharge from the SWM (sewer pump) facility in the rear of the site must be safely conveyed to a suitable outfall.

Thomas L. Wilson  
2/4/86

6  
BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: February 4, 1986

PROJECT NAME: JACOB W. WOLF'S SUBDIVISION  
PLAN  
COUNCIL & ELECTION DISTRICT IV-280  
PLAN EXTENSION  
REVISED PLAN  
PLAT

The proposed Jacob W. Wolf's subdivision is located within a deficient traffic zone as designated on the Basic Services maps adopted by the Baltimore County Council and dated December, 1984. This deficient traffic zone is controlled by the "F" level of service intersection at Reisterstown Road, Hanover Pike and Westminster Pike.

Bill 178-79 Section 4402.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. Since there is presently no capacity available, the Plat may be recorded but building permits would not be issued until capacity becomes available. A petition for a special variance from provisions of the Basic Services legislation may be filed as per Section 4402.4.F.1 of the Zoning Regulations.

The Office of Planning submits the following additional comments on the subject plan dated January 10, 1986:

The proposed office buildings are located in a R.O. Zone under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives; 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion siltation, and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "It is intended that buildings and uses in R.O. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.O. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood."

To assist in our review of this development, front, side, and rear building elevations must be provided as well as a cross section showing the relationship of adjacent residential buildings to the proposed development.

Westminster Pike - Maryland Route 140 - is to be improved in accordance with the requirements of the S.H.A.

The proposed setbacks to the buildings and parking areas shall be in accordance with the Baltimore County Landscape Manual. A minimum 8' wide planting area is required along all property lines which abut residential zone. A reorientation of the buildings to face each other would provide the necessary setbacks for landscaping.

Sidewalks around the proposed buildings which lead to the rear parking areas should be wide enough to ensure safe pedestrian movement.

6  
BALTIMORE COUNTY  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

FEbruary 4, 1986  
(CRG)

Re: Zoning Advisory Meeting of DECEMBER 3, 1986  
Item # 204  
Property Owner: FRANK E. CHARLTON, JR.  
NEIS WESTMINSTER RD. 136' W. J.W.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

( ) There are no site planning factors requiring comment.

( ) A County Review Group meeting is required.

( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.

( ) A record plat will be required and must be recorded prior to issuance of a building permit.

( ) The access is not satisfactory.

( ) The circulation on this site is not satisfactory.

( ) The parking arrangement is not satisfactory.

( ) Parking calculations must be shown on the plan.

( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.

( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

( ) The amended Development Plan was approved by the Planning Board on [ ]

( ) Landscaping: Just comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [ ]

( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [ ]

( ) A CRG MEETING HAS BEEN SCHEDULED FOR FEB. 5, 1986  
IV-280 JACOB W. WOLF'S SUBDIVISION

2- THIS SITE IS LOCATED IN A DEFICIENT SERVICE AREA CONTROLLED BY A "F" LEVEL INTERSECTION.

cc: James Howell  
Chief, Current Planning and Development



BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: February 5, 1986  
FROM: ZONING OFFICE

PROJECT NAME: JACOB W. WOLF'S SUBDIVISION LOTS 1 and 2 PLAN: 1/10/86  
LOCATION: NE/S Westminster Pike (Rt. 140) 136' NW of Wolf Avenue DEVELOPMENT PLAN:  
DISTRICT: 4th Election District PLAT:

1. Zoning hearings for two Class B Office Buildings (one on each lot) were filed for 11/22/85 in the Zoning Office under Items Nos. 204 and 205. A tentative hearing date has been set for 3/3/86 at 9:45 a.m. Official notification has not been mailed to the applicant at this writing.
2. The two properties must be divided into Lot No. 1 and Lot No. 2 for the proposed office buildings to qualify as Class B Office Buildings.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:bg



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

December 17, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Frank E. Charlton, Jr., et ux

Location: NE/S Westminster Road, 136' W of Wolf Avenue

Item No.: 204

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Planning Group  
Special Inspection Division

Noted and  
Approved:

Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

December 23, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 204 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank E. Charlton, Jr., et ux  
Location: NE/S Westminster Road, 136' W of Wolf Avenue  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 106.2 and Table 106.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 104.0 for opening protectives on permitted openings.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief  
Building Plans Review

4/22/86

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: January 17, 1986  
From: Dept. of Recreation and Parks

Project Name: Jacob W. Wolf's Sub. Lots 1 & 2 Preliminary Plan  
Project Number: 85294 Development Plan  
Location: Md. Rte. 140 w. of Reisterstown Rd. Final Plat  
Districts: 4, C-3 CRG Plan X  
Zoned DR 3.5, R.O.

COMMENTS: Office Buildings

1. Local Open Space is not required.

Frank Miner,  
Facilities Coordinator



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JANUARY 22, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION  
BUREAU, PLANS REVIEW DIVISION  
CAPTAIN JOSEPH KELLY

PROJECT NAME: JACOB W. WOLF'S SUB. LOTS 1 & 2

PROJECT NUMBER: CRG AGENDA 2/5/86, 9:00 AM

LOCATION: MD. RT. 140 OFF REISTERSTOWN ROAD

DISTRICT # 4

COMMENTS:

File: CRG COMMENTS  
Page 1  
Report: CRG COMMENTS

CRG 01  
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

Case No. 64-227-1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
27th day of January, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Frank E. Charlton, Jr., et ux Received by: *James E. Ayer*  
Petitioner's Attorney: \_\_\_\_\_ Chairman, Zoning Plans  
Advisory Committee



EX SEPTIC C.O.

LOT 5  
PROPERTY OF  
HAROLD C. HAINES &  
MARGARET M. HAINES

EX. GARAGE

N 41° 02' W - 139.5'

NOTES:

EXISTING BUILDING Nos. 3 (HOUSE)  
4 (GARAGE) & 5 (SHED) TO BE RAZED (FRAME & 1/2)  
ALL EXTERIOR LIGHTING (A) SHALL BE  
DIRECTED/REFLECTED AWAY FROM ADJACENT  
RESIDENTIALLY ZONED PROPERTIES AND  
PUBLIC ROAD RIGHT-OF-WAY, 13' HIGH

JACOB W. WOLF'S SUBDIVISION  
W.P.C. 338/556

PERC TEST LOCATION

ZONE: BL-C

WATERSHED

LOT 3  
PROPERTY OF  
ROBERT L. MOSER  
LORETTA ANN MOSER  
E.H.K. JR. 5839/681

NOTES:

PARCELS THAT FRONT ON WOLF  
AVENUE ARE SERVED BY PUBLIC  
WATER SERVICE.  
NO EXISTING WELL WITHIN 100' OF  
EXISTING DIVISION LINES OF  
SUBJECT PROPERTY.

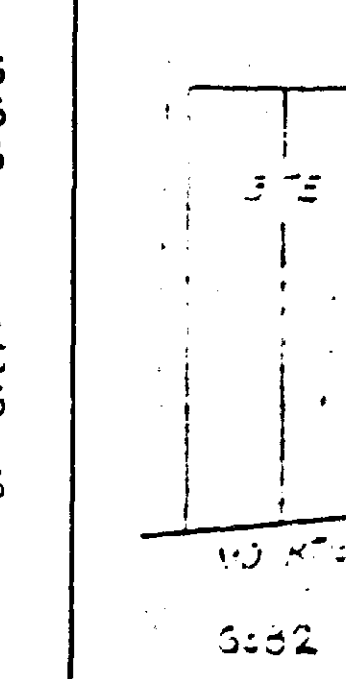
PLANTING TABULATION

REQUIRED:  
FRONTAGE 140' ± 40' ± 4 TREES  
PARKING 25' ± 12' ± 3 TREES  
TOTAL REQD 7 TREES  
PROVIDED:  
FRONTAGE WILLOW OAK 4  
SCREENING ARBOR VITAE 50  
APPROX NUMBER 37  
EX TREES TO REMAIN 35  
TOTAL PROVIDED 35 TREES (APPROX)

PARKING DATA

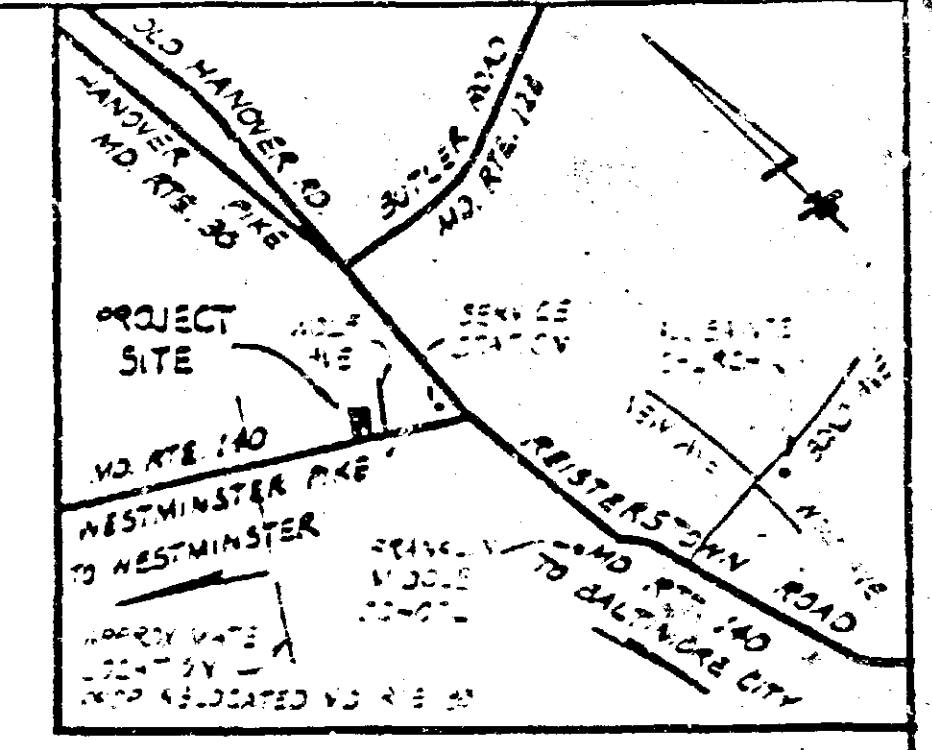
LOT 1	1 <sup>ST</sup> FLOOR - 54' x 44' ± 1776 S.F. ± 300 ± 7.0 SPACES	
	2 <sup>ND</sup> FLOOR - 54' x 44' ± 1776 S.F. ± 500 ± 11.1 SPACES	
	TOTAL PARKING (1776 S.F. ± 300 ± 7.0 SPACES)	12.7 SPACES
LOT 2	1 <sup>ST</sup> FLOOR - 54' x 44' ± 1776 S.F. ± 300 ± 7.0 SPACES	
	2 <sup>ND</sup> FLOOR - 54' x 44' ± 1776 S.F. ± 500 ± 11.1 SPACES	
	TOTAL PARKING (1776 S.F. ± 300 ± 7.0 SPACES)	12.7 SPACES
	TOTAL SPACES REQUIRED 12.7	
	TOTAL SPACES PROVIDED 12.7 ± 2 HANDICAPPED	

SOILS MAP



SOILS DATA

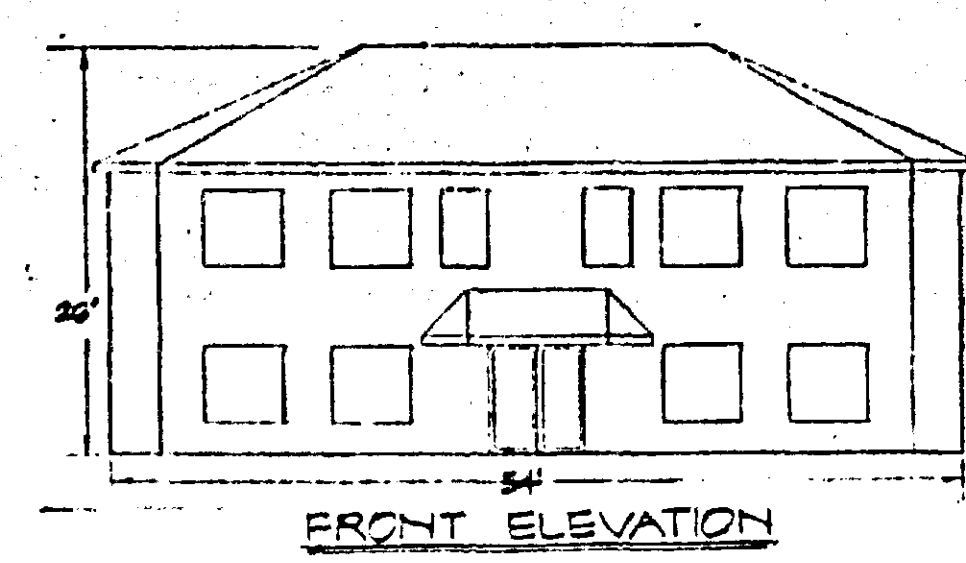
G-2	CLAY, SILTY, SANDY, BROWN, MEDIUM TO FINE GRAINED, MODERATELY COMPACT, MODERATELY PLASTIC, MODERATELY TO HIGHLY COLLAPSEABLE, MODERATELY TO HIGHLY SENSITIVE TO VIBRATION, MODERATELY TO HIGHLY SENSITIVE TO FREEZING, MODERATELY TO HIGHLY SENSITIVE TO DRYING, MODERATELY TO HIGHLY SENSITIVE TO WEATHERING, MODERATELY TO HIGHLY SENSITIVE TO EROSION, MODERATELY TO HIGHLY SENSITIVE TO SLIDING, MODERATELY TO HIGHLY SENSITIVE TO SETTLEMENT, MODERATELY TO HIGHLY SENSITIVE TO LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO PNEUMATICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO SEISMICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO CYCLICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO THERMALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO CHEMICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO BIOLOGICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO MECHANICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO ELECTRICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO MAGNETICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO ACOUSTICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO OPTICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO THERMALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO CHEMICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO BIOLOGICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO MECHANICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO ELECTRICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO MAGNETICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO ACOUSTICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO OPTICALLY INDUCED LIQUEFACTION	
G-3	CLAY, SILTY, SANDY, BROWN, MEDIUM TO FINE GRAINED, MODERATELY COMPACT, MODERATELY PLASTIC, MODERATELY TO HIGHLY COLLAPSEABLE, MODERATELY TO HIGHLY SENSITIVE TO VIBRATION, MODERATELY TO HIGHLY SENSITIVE TO FREEZING, MODERATELY TO HIGHLY SENSITIVE TO DRYING, MODERATELY TO HIGHLY SENSITIVE TO WEATHERING, MODERATELY TO HIGHLY SENSITIVE TO EROSION, MODERATELY TO HIGHLY SENSITIVE TO SLIDING, MODERATELY TO HIGHLY SENSITIVE TO SETTLEMENT, MODERATELY TO HIGHLY SENSITIVE TO LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO PNEUMATICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO SEISMICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO CYCLICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO THERMALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO CHEMICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO BIOLOGICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO MECHANICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO ELECTRICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO MAGNETICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO ACOUSTICALLY INDUCED LIQUEFACTION, MODERATELY TO HIGHLY SENSITIVE TO OPTICALLY INDUCED LIQUEFACTION	



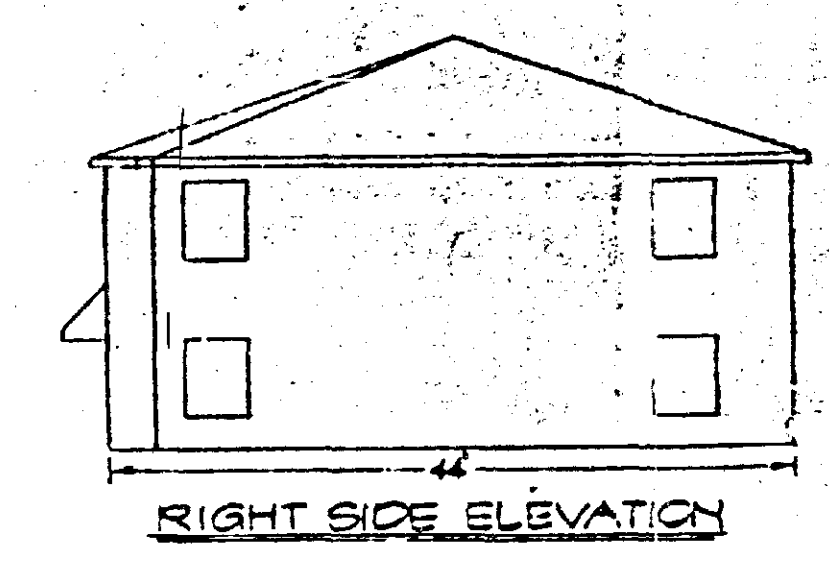
VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES

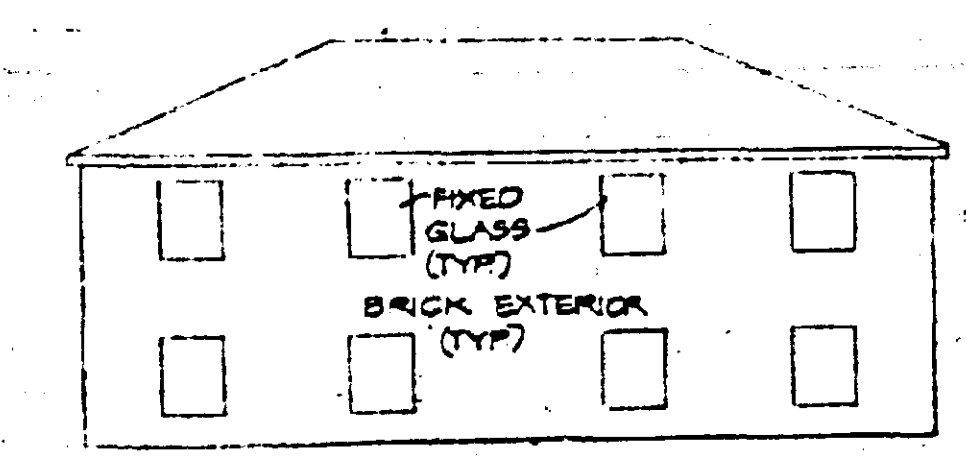
1. AVERAGE DAILY TRAFFIC - 3512 TOTAL
2. EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED
3. PRESENT USE - RESIDENTIAL
4. PROPOSED USE - GENERAL OFFICE BUILDING 8 AM TO 5 PM
5. ELECTION DISTRICT - 4
6. SUBDIVISION - 1
7. WATERSHED - 1
8. TOPOGRAPHY - EXISTING GRADES BASED ON FIELD RUN SURVEY BY A.L. SNYDER, SURVEYOR
9. EXISTING GRADINGS -
10. PROPOSED GRADINGS -
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98. TOPOGRAPHY - EXISTING GRADES BASED ON FIELD RUN SURVEY BY A.L. SNYDER, SURVEYOR
99. EXISTING GRADINGS -
100. PROPOSED GRADINGS -



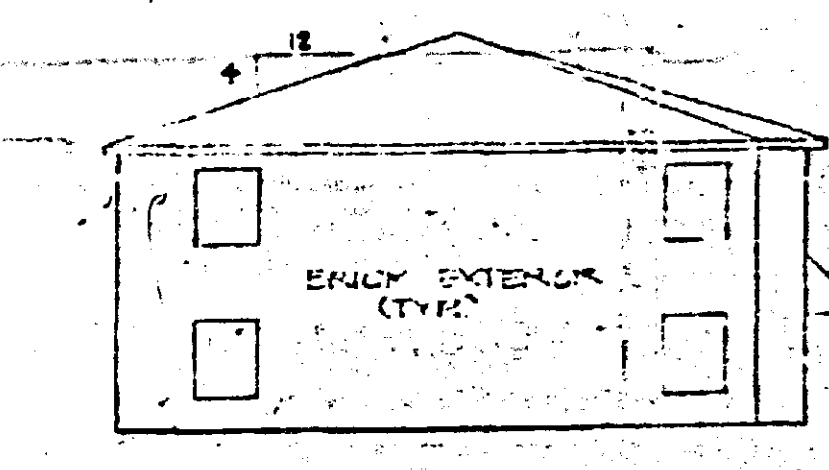
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

BUILDING ELEVATIONS

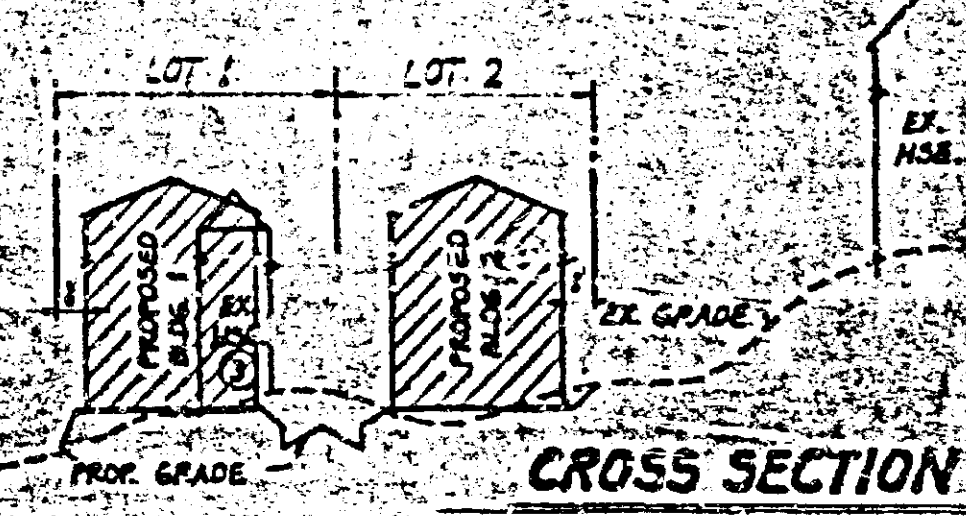
NOT TO SCALE

SITE ANALYSIS

- A. TOTAL AREA: LOT 1 - 19,440 S.F. ± OR 0.446 Ac. ±  
LOT 2 - 17,420 S.F. ± OR 0.399 Ac. ±  
B. PRESENT ZONING:  
LOT 1 - DR-3.5 5,148 S.F. ±  
R-O 14,292 S.F. ±  
LOT 2 - DR-3.5 4,354 S.F. ±  
R-O 13,066 S.F. ±  
C. AMENITY OPEN SPACE (A.O.S.):  
GROSS AREA: LOT 1 - 16,556 S.F. ± OR 0.380 Ac. ±  
LOT 2 - 15,542 S.F. ± OR 0.350 Ac. ±  
LOT 1: 1. REQ'D A.O.S. (25% OF GROSS) - 4,140 S.F. ±  
2. PROVIDED (25% OF GROSS) - 4,140 S.F. ±  
LOT 2: 1. REQ'D A.O.S. (25% OF GROSS) - 3,886 S.F. ±  
2. PROVIDED (25% OF GROSS) - 4,400 S.F. ±  
D. FLOOR AREA RATIO: 0.5 MAX. ALLOWED  
LOT 1 BLDG. 4,752 S.F. ± - R-O AREA 14,292 S.F. ± - 0.33  
LOT 2 BLDG. 4,752 S.F. ± - R-O AREA 13,066 S.F. ± - 0.36

OWNER:  
FRANK E. CHARLTON, JR. AND  
JOAN CHARLTON  
C/O 1005 FOLIO 032

APPLICANT:  
WANDA KAY WELSH  
15701 GUNPOWDER RD.  
MILLERS, MD. 21107  
(301) 239-3854



CROSS SECTION

REVISED SITE PLAN FOR ZONING PETITION  
FOR SPECIAL EXCEPTION  
CLASS B OFFICE BUILDING

PUBLIC SERVICES CRG NO 85294, PLANNING NO

LOTS 1 & 2 OF  
JACOB W. WOLF'S SUBDIVISION

4<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' DATE: JAN. 31, 1986

WHICKS ENGINEERING  
COMPANY, INC.  
232 COCKEYSVILLE ROAD, SUITE B  
HUNT VALLEY, MARYLAND 21030  
(301) 628-8066

A.L. SNYDER  
SURVEYOR  
1911 HANOVER PIKE  
HAMPSTEAD, MARYLAND 21074  
(301) 239-7744



